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FARM INSURANCE

FARM TAXATION

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This publication is a contribution of the Agricultural Finance Section, Farm Economics Research Division, Agricultural Research Service, United States Department of Agriculture, Norman J. Wall, Head. The staff of this section conducts research in agricultural credit, farm taxation, farm insurance, and in other fields relating to the general financial condition of agriculture. The results of this research are made available through reports and publications, and data are also furnished on request to various agencies of the Department of Agriculture, to other Federal and State organizations, and to private individuals and organizations.

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AGRICULTURAL FINANCE REVIEW

VOLUME 20 APRIL 1958

FARM-MORTGAGE LOANS OF THE FEDERAL LAND BANKS AND OF LIFE INSURANCE COMPANIES, 1950-57

Russell W. Bierman and Betty A. Case

The Federal land banks and the life insurance industry are the chief institutional sources of farm-mortgage credit. In 1957, 25 percent of the outstanding farm-mortgage debt was owed to life insurance companies, and 17 percent was owed to the Federal land banks.

The Federal land banks and the life insurance companies perform similar functions in the farm-mortgage field. A main objective of the land banks is to provide a means by which funds of private investors can be placed in farm mortgages. Through the sale of land-bank obligations to investors, funds are obtained which the land banks in turn loan on farm mortgages. Life insurance companies also channel the funds of private investors into farm mortgages. Most life insurance policies have investment features, and reserve funds of policyholders are placed in investments of many types, including farm mortgages.

Federal land-bank loans are available in all States; they have several features that are attractive to borrowers. These include long terms, full amortization, low interest rates, and the option of advance repayment without penalty. The land banks also require borrowers to buy stock in and become members of their local national farm loan association - a feature sometimes considered less attractive by borrowers if the association does not pay dividends equal at least to the loan interest rate. Appraisals and loans are based on a long-run concept of "normal agricultural value." Interest rates do not vary between borrowers within a farm credit district.

However, farm-mortgage loans of life insurance companies are also attractive to borrowers. All companies important in farm-mortgage lending now offer long-term amortized loans. Life insurance companies hold some farm mortgages in every State, and in 34 States, their holdings amount to 10 percent or more of the total.

The purpose of this article is to compare the farm-mortgage lending practices and loan terms of the Federal land banks and the life insurance companies in the 1950-57 period. A comparison of this kind should help to throw light on the respective functions performed by these institutions in the farm-mortgage field. The data used are for the years 1950 to 1957; they come from statistics issued regularly by the Farm Credit Administration and the Farm Economics Research Division, ARS, and from two farm-mortgage loan surveys. Both surveys obtained data on loans outstanding June 30, 1956. One was a sample of the farm-mortgage loans of 17 life insurance companies; the other was a 10-percent sample of Federal land-bank loans.

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Relative Importance

In most regions, life insurance companies supplied a larger amount of farm-mortgage credit than did the Federal land banks. At the beginning of 1957, their holdings exceeded those of the land banks in all regions except the Northeast and the Lake States (table 1). The proportions held by life insurance companies varied from 35 percent in the Corn Belt to 6 percent in the Northeast; in the Corn Belt and the Delta States, insurance companies held about twice as much farm-mortgage debt as the Federal land banks. For the United States as a whole, the proportion of outstanding farm-mortgage debt owed to life insurance companies has been above 20 percent since 1950 and has been around 25 percent since 1955. In the 1950 to 1957 period, the share of the land banks ranged from 15 to 17 percent.

Table 1.- Federal land banks and life insurance companies: Percentage of total farm-mortgage debt held, by regions, January 1, 1957

Region	Percentage of total farm-mortgage debt	
	Federal land banks	Life insurance companies
	Percent	Percent
Northeast	14	6
Corn Belt	16	35
Lake States	18	14
Appalachian	14	18
Southeast	19	20
Delta States	16	31
Southern Plains	24	41
Northern Plains	27	31
Mountain	17	30
Pacific	12	15
United States	17	25

Although the land banks supplied a smaller amount of farm-mortgage credit than the life insurance companies, more borrowers had land-bank loans. On June 30, 1956, the land banks had an estimated 334,000 borrowers with 353,000 loans, while life insurance companies had only 209,000 farm-mortgage loans on January 1, 1956, and 213,000 loans on January 1, 1957. The number of land-bank borrowers was larger in all regions except the Corn Belt. In the Northeast and the Southeast, it was about 4 times the number of insurance company borrowers.

Size of Loan

On the average, farm-mortgage loans of life insurance companies were considerably larger than those of Federal land banks. Farm mortgages held by the 17 life insurance companies on June 30, 1956, averaged $10,800. On the same date, the average size of land-bank loans was $4,600 and the average indebtedness per borrower was $4,800. In the Southeast and the Delta States, outstanding insurance-company loans were 4 to 5 times as large as those of the land banks.

Similar differences were shown in previous years in the size of farm-mortgage loan made. Each year since 1950, life insurance company loans have averaged about twice the size of land-bank loans. In the first half of 1957, land-bank loans averaged $9,300 while insurance company loans averaged $17,400 (table 2). In all regions, life insurance companies made the larger loans; the relative difference was least in the Corn Belt and the Northern Plains and largest in the Delta States.

From January 1, 1955, to June 30, 1956, only 8 percent of the loans made by 17 life insurance companies were for less than $5,000, while 39 percent of the land-bank loans were in this group (table 3). Only 5 percent of the land-bank loans were for $25,000 or more, but 10 percent of the insurance-company loans were in the $25,000-$49,999 group and 5 percent were for $50,000 or more.

Similar patterns were observed in each region. Land-bank loans tended to be concentrated in the small-size groups and insurance-company loans in the larger sizes. For example, in the Corn Belt only 36 percent of the land-bank loans made from January 1, 1955 to June 30, 1956, were for $10,000 or more, although 65 percent of the insurance-company loans were this large.

The data shown on average size of loan indicate that there was a sort of division of the farm-mortgage field between life insurance companies and the Federal land banks in this period. Land-bank loans were more important in the small-loan group, but large mortgages tended to be made by insurance companies. Comparatively few went to the land banks. Apparently, therefore, the most effective competition between these lenders from 1950 to 1957 had to do with medium-sized loans. There was much less effective competition between them for small farm-mortgage loans or for large ones.

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Table 2.- Federal land banks and insurance companies: Average size of farm mortgages recorded, by regions, January 1 to June 30, 1957

Region	Federal land banks	Insurance companies
	Dollars	Dollars
Northeast	8,900	19,500
Corn Belt	10,000	15,800
Lake States	8,000	13,700
Appalachian	7,500	13,900
Southeast	6,800	13,900
Delta States	6,300	24,300
Southern Plains	9,400	21,600
Northern Plains	8,800	13,300
Mountain	12,500	26,200
Pacific	14,900	29,400
United States	9,300	17,400

Perhaps the chief reason for these differences in sizes of loans lay in the differences in appraisal policies of these lenders from 1950 to 1957. Land-bank loans are limited by law to 65 percent of the "normal value" of the farm, and this is about the same ratio to appraised value used by most life insurance companies. Apparently, however, the respective concepts of appraised value of the two groups of lenders have differed considerably.

Federal land bank appraisals were based on the "normal agricultural value" of the mortgaged farm, which was defined as "the amount a typical purchaser would, under usual conditions, be willing to pay and be justified in paying for the property for customary agricultural uses, including farm-home advantages, with the expectation of receiving normal net earnings from the farm and from other dependable sources." Ideally, normal agricultural value is a long-run average value which would be expected to be above current or market values for about half the time and lower for about half the time. Since early in World War II, normal agricultural value has been considerably less than market value.

Table 3.- Federal land banks and 17 life insurance companies: Percentage distribution of loans closed January 1, 1955 to June 30, 1956, by size of loan, United States

Size of loan	Federal land banks 1/	Life insurance companies 2/
	Percent	Percent
Less than $5,000	39	8
$5,000-$7,499	21	17
$7,500-$9,999	12	14
$10,000-$14,999	14	24
$15,000-$24,999	9	22
$25,000 and more	5	15
Total	100	100

1/ Does not include Puerto Rico.
2/ Does not include loans of $250,000 or more outstanding June 30, 1956.

Adequate information on the appraisal policies of life insurance companies in making farm-mortgage loans are not available to us. However, other data are consistent with the view that life insurance companies were generally willing to lend more on any given tract of land than the Federal land banks if the loan fell in a size category in which the companies were interested. Studies by the Farm Credit Administration of applicants for land-bank loans who withdrew their applications and obtained loans elsewhere indicate that loans by insurance companies were usually higher than land-bank loans, at least since 1945. Similarly, purchases of farm real estate were financed more commonly by life insurance companies than by the land banks, and it is likely that usually in such instances, buyers would have wanted the maximum loan possible.

A second factor in the differences in the observed average sizes of land-bank and life insurance company loans was the apparent preference of life insurance companies for the larger loans. Insurance companies were free to devote more effort to soliciting larger loans and to give them preferential rates and terms if they wished. The Federal land banks, however, were required by law to give preference to loans of $10,000 and under and at any given time, the same rates and terms were available for all loans made within a farm credit district.

Purposes of Loans

In the 1950-57 period, only a small proportion of the amount loaned by the Federal land banks was used for the purchase of farm real estate (table 4). This is consistent with the data, which indicate that in many instances land-bank loans amounted to a relatively small proportion of the selling price of land. The major purpose was the refinancing of debts, particularly real estate mortgages, in order to obtain longer terms and lower interest rates. In 1956, an estimated 15 percent of the proceeds of land-bank loans were used for the purchase of farm real estate, roughly 60 percent for refinancing debts, and the remaining 25 percent for improvements and other purposes. 1/ With the increase in land-bank interest rates in 1957, there was a drop in loans for refinancing debts and a consequent rise in the proportion used for the purchase of real estate and for all other purposes.

Life insurance companies, in contrast, were a much more important source of credit for financing real estate purchases. About 35 percent of the amount loaned by 12 companies in 1956 was for real estate purchases, approximately 45 percent went to refinance debts, and about 20 percent was used for improvements and other purposes. Little change was shown in the first half of 1957, but a somewhat smaller proportion was used in refinancing debts and a larger proportion for the purchase of farm real estate.

In the 1950-57 period, Federal land banks appeared to be largely refinancing institutions. They offered a cheap long-term source of credit to farmers who needed relatively small loans to refinance debts, pay for improvements, and buy machinery and livestock, and who could use loans that were a small proportion of the value of the real estate mortgaged as security. Life insurance companies made loans that were larger both in amount and in relation to the value of the land mortgaged. Refinancing of debts and the financing of improvements were major purposes for which insurance-company loans were made, but the financing of farm real estate transfers was also an important purpose.

Term of Loans

The provision of long-term farm-mortgage credit was one of the original objectives of the Federal land banks, and their loans have always had longer terms, on the average, than insurance companies. For example, in March 1953, the average term of mortgages recorded by life insurance companies was 18 years, which compared with 25 years for the Federal land banks.

Loans made by the 17 life insurance companies from January 1, 1955, to June 30, 1956, had an average term of 19 years. Only 1 percent of these loans were for 26 years or more and nearly 90 percent were for 20 years or less. In contrast, a sample of 1,200 land-bank loans made in the first half

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1/ These estimates are based on an analysis of the last 100 loans made by each land bank prior to June 15 and December 15.

Table 4.- Percentage distribution of farm-mortgage loans made by the Federal land banks and life

Table 4.- Percentage distribution of farm-mortgage loans made by the Federal land banks and life insurance companies, by purpose of loan, United States, 1956

Purpose of loan	Percentage of total funds			
	January 1 to June 30		July 1 to December 31	
	Federal land banks 1/	Life insurance companies 2/	Federal land banks 3/	Life insurance companies 4/
	Percent	Percent	Percent	Percent
Purchase of real estate	15	31	14	40
Refinancing of farm real estate mortgages	48	36	51	28
Refinancing of other indebtedness	10	15	12	13
Improvements to land and buildings	11	8	10	10
Other	16	10	13	9
Total	100	100	100	100

1/ Analysis of last 100 loans closed by each land bank prior to June 15, 1956.
2/ Percentage of amount committed January 1 to June 30, 1956. Data reported by 12 life insurance companies, which held 48 percent of the total amount of farm-mortgage loans held by all life insurance companies on January 1, 1957.
3/ Analysis of last 100 loans closed by each land bank prior to December 15, 1956.
4/ Percentage of amount committed July 1 to December 31, 1956. Data reported by 12 life insurance companies, which held 48 percent of the total amount of farm-mortgage loans held by all life insurance companies on January 1, 1957.

of 1957 showed only 64 percent with terms of 20 years or less and 32 percent with terms of 30 years or more.

Similar differences were shown in the lengths of term of farm mortgages outstanding on June 30, 1956. Only 9 percent of the outstanding land-bank borrowers had loans of 20 years or less, and 46 percent had loans of 30 years or more. But only 4 percent of the outstanding loans of 17 life insurance companies on that date had terms of 26 or more years.

Interest Rates

Relatively low interest rates have been one of the chief selling points of Federal land-bank loans, and one of the major reasons for their extensive use in refinancing. Although the Federal land banks obtain their loan funds through the sale of bonds in the investment market, the rates charged borrowers in the 1950-57 period lagged behind the general advance in interest rates. The farm-mortgage interest rates of insurance companies, however, appeared to reflect somewhat more quickly changes in the yields on alternative investments.

Since the establishment of the Federal land banks, their rates have averaged lower than those of life insurance companies rather consistently. In the first quarter of 1957, for example, the average rate on mortgages recorded by the land banks was 4.40 percent, which compares with 5.21 percent for insurance companies (table 5). Comparable rates for the first quarter of 1955 were 4.09 and 4.55 percent, respectively. Even in the Corn Belt, a favorite lending territory for insurance companies, their average rate was 5.00 percent on mortgages recorded in the first quarter of 1957, which compares with 4.27 percent for the land banks.

On June 30, 1956, outstanding loans of 17 life insurance companies carried an average interest rate of 4.50 percent. The average rates varied from 4.94 percent in the Southeast to 4.34 percent in the Corn Belt. On the same date, the average interest rate on outstanding Federal land-bank loans was 4.08 percent. By regions, the highest average rate was 4.49 percent in the Southeast; the lowest - 4.00 percent - was charged in five regions.

During 1957, however, increases in land-bank interest rates may have removed much of this rate advantage, although there were also rate increases by insurance companies. At the end of 1956, 4 land banks charged 5.0 percent, 7 charged 4.5 percent, and 1 had a 4.0 percent rate. Each of the banks raised its rates during the year; by the end of 1957, 3 land banks charged the legal maximum rate of 6.0 percent, and the remaining 9 charged 5.5 percent.

Competition

Some idea of the extent of the competition between the Federal land banks and the life insurance companies may be obtained from the mortgages recorded in Buchanan, Delaware, and Dubuque Counties, Iowa, in the first quarter of 1957.

Table 5.- Average rate of interest charged on farm-mortgage loans recorded by the Federal land banks and insurance companies, by regions, January 1 to March 31, 1957

Region	Federal land banks 1/	Insurance companies
	Percent	Percent
Northeast 2/	4.99	3/ 5.13
Corn Belt	4.27	5.00
Lake States	4.48	4.87
Appalachian	4.56	5.05
Southeast	4.82	5.65
Delta States	4.52	5.16
Southern Plains	4.16	5.56
Northern Plains	4.22	5.25
Mountain	4.43	5.47
Pacific	4.46	5.52
United States	4.40	5.21

1/ Loans closed.
2/ Omits New England States (Maine, New Hampshire, Vermont, Rhode Island, Massachusetts, Connecticut).
3/ Partially estimated.

In that quarter, the Federal Land Bank of Omaha recorded 40 mortgages and insurance companies 42 in the three counties. Borrowers from the land bank obtained the longer terms. All except one of the land-bank mortgages had terms of 35 years, while all the insurance-company mortgages had 20-year terms.

Similarly, a prospective borrower would probably have obtained a lower interest rate from the Federal Land Bank of Omaha. The rate of this bank had been raised from 4.0 to 4.5 percent on December 1, 1956, but loans in process were closed and recorded at the lower rate. Consequently, 26 of the 40 land-bank mortgages recorded had a 4.0 percent rate and the other 14 had a 4.5

percent rate. Life insurance companies appear to have been in the process of raising their rates from 4.5 to 5.0 percent about this time. Thirty-one of their loans carried a 4.5 percent rate, and 11 were at 5.0 percent. Probably the differential for most loans in this period was 0.5 percent.

Some land-bank loans were found in each size group and this was true for insurance companies also (table 6). But the land bank had more of the small and insurance companies more of the large loans. The land bank made 6 of the 7 loans of less than $5,000 and 20 of the 28 loans of less than $10,000. Insurance companies made 7 of the 8 loans of $25,000 or more and 20 of the 29 loans of $15,000 or more. Insurance-company loans ranged in amount from $4,000 to $30,000 and averaged $15,800; for the Federal Land Bank of Omaha, the average size of mortgage was $11,200 and the range was from $2,000 to $30,000.

Table 6.- Farm mortgages recorded by the Federal Land Bank of Omaha and by insurance companies, by amount of mortgage, Buchanan, Delaware, and Dubuque Counties, Iowa, January 1 to March 31, 1957

Amount of mortgage	Federal Land Bank of Omaha	Insurance companies
	Number	Number
Less than $5,000	6	1
$5,000-$9,999	14	7
$10,000-$14,999	11	14
$15,000-$24,999	8	13
$25,000 and more	1	7
Total	40	42

Why does the land bank get the bulk of the business in the small mortgage group and why do the insurance companies obtain most of the larger mortgages? One factor may have been the differences in appraisal values discussed earlier. Lower appraisals by the land bank would have tended to reduce the size of its loans and to cause competitors to get loans that were higher relative to current value. A second factor may have been insurance-company practices in soliciting loans. The Federal land bank stood ready to make mortgage loans of any size within its legal limits of $100 to $200,000, at its current interest rate. Insurance companies may be more flexible in their policies. They may have devoted greater effort to obtaining the larger more

profitable loans, and may have failed to encourage applications for the smaller loans. The data on hand are insufficient for determining whether in these counties larger loans were written by insurance companies at lower rates, and no data are on hand concerning insurance-company practices in soliciting small and large loans. The 11 insurance-company loans that carried a 5.0 percent rate ranged in size from $5,000 to $23,000 and averaged $11,300. The remaining 31 loans at the 4.5 percent rate averaged $17,400 and ranged from $4,000 to $30,000. Only 2 of the 5.0 percent loans were for $15,000 or more, but 18 of the 4.5 percent loans were in this group.

A similar pattern was seen in the farm mortgages recorded in Yakima County, Wash., in the first quarter of 1957 (table 7). Here the Federal Land Bank of Spokane recorded 19 farm mortgages with an average size of $6,700, and insurance companies recorded 30 averaging $13,100. The Federal land bank had no mortgage of $15,000 or more, but 12 of this size were recorded by insurance companies. In each size group of $5,000 and more, insurance companies recorded more mortgages than the land bank. Only in the case of mortgages of less than $5,000 was the land bank more important. Mortgages recorded by insurance companies in this county in the first quarter of 1957 totaled $392,000; the total amount for the land bank was $127,000. The average interest rates were 4.94 percent for land-bank mortgages and 5.54 percent for those of insurance companies.

Table 7.- Farm mortgages recorded by the Federal Land Bank of Spokane and by insurance companies, by amount of mortgage, Yakima County, Wash., January 1 to March 31, 1957

Amount of mortgage	Federal Land Bank of Spokane	Insurance companies
	Number	Number
Less than $5,000	6	1
$5,000-$9,999	8	11
$10,000-$14,999	5	6
$15,000-$24,999	0	10
$25,000 and more	0	2
Total	19	30

Conclusions

The Federal land banks and the life insurance companies are competitors in farm-mortgage lending. But the degree of effective competition in the 1950-57 period varied with the size of the mortgage. Competition was greatest for the medium-sized mortgages. There was much less effective competition for the smaller farm-mortgage loans, which were more likely to have been made by the land banks than by insurance companies, and for the larger loans which were more likely to have been made by the insurance companies.

The chief advantages of Federal land-bank loans in this period were the generally lower interest rates and longer terms they offered. However, appraised values set by the land banks were usually well below current market values for farm real estate and the resulting loans were usually less than those obtainable from life insurance companies. In the 1950-57 period, the land banks functioned chiefly as sources of low-cost, long-term, amortized credit for refinancing debts, making improvements, and buying machinery and livestock. Only a small proportion of the amount loaned was used to finance land transfers.

Farm-mortgage loans made by life insurance companies were larger on the average than the land banks. This may have been due partly to differences in appraisal policies, partly to the granting of better rates and terms for the larger, more profitable loans, and partly to the fact that they did not solicit or encourage the smaller loans. Interest rates charged by life insurance companies were usually higher than those of the land banks, and the length of term was shorter. These are often considered disadvantages from the borrower's viewpoint, but apparently they were overcome by the larger loans that could be obtained from the life insurance companies.

There appears to have been at least a partial division of the farm-mortgage field between the Federal land banks and life insurance companies in the 1950-57 period. Small farm-mortgage loans were more often made by the land banks, but relatively large loans were more likely to have been made by insurance companies. Both made a large volume of medium-sized loans, but even here there may have been less competition than appears on the surface. The land-bank borrowers may have been chiefly farmers who needed low-cost conservative financing and who could use first-mortgage loans which were relatively low compared with the current value of the real estate mortgaged. But borrowers from insurance companies may have been chiefly farmers who required first-mortgage loans that were higher relative to the current value of the security.

The Federal land-bank system and the life insurance industry have received both praise and criticism. Each performs a valuable role in helping private investors meet an important part of the credit needs of American agriculture. In the carrying out of this role, each has shown initiative and resourcefulness in improving farm-mortgage lending practices and in providing adequate dependable farm-mortgage credit. But each has been criticized for some of its policies in regard to farm-mortgage lending. Much of the criticism has been to the effect that both the land-bank system and the life

insurance industry do not serve all farmers with complete effectiveness at all times in all geographic areas.

For example, a standard text on farm credit says of insurance companies:

> The function of insurance companies in farm credit is narrowly restricted to the making of farm mortgage loans in certain selected areas. . . .
>
> Insurance companies are not able to take a responsible position in the farm mortgage field because their investment policy is determined by reserve funds available for investment, and by the decisions of the directors of the companies as to where these funds should be invested to serve the best interests of the policyholders. 2/

The chief points of this conclusion, as explained in the book, are that the volume of farm-mortgage credit available from insurance companies is not determined by the requirements of farmers and that insurance companies consciously follow the practice of selecting lending areas and loans after considering risks and returns.

A recent study of the National Bureau of Economic Research pointed out that since 1945 Federal land-bank appraisal policies have restricted land-bank lending:

> . . . As would be expected, the appraisal policy has had the effect in some districts of limiting land bank lending to well-established farmers whose mortgage requirements were modest compared with the collateral they could offer. 3/

The National Bureau report said of land-bank interest rates:

> . . . There are no differences in rates within districts on loans of different amounts, a practice quite at variance with the methods of private finance, where rates commonly vary with loan size and with the type and quality of the collateral. 4/

It may not be necessary for an adequate supply of farm-mortgage credit that the Federal land banks and the life insurance companies be engaged in

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2/ Murray, William G., Agricultural Finance. Edition 3. Ames, Iowa, 1953. Page 188.

3/ Saulnier, R. J., Halcrow, Harold G., and Jacoby, Neil H. Federal Lending and Loan Insurance. National Bureau of Economic Research, Inc., 1958. Page 65.

4/ Op. cit. Page 63.

effective competition throughout the entire farm-mortgage field. It may be that under a partial division of the field, such as prevailed from 1950 to 1957, the supply of farm-mortgage credit would be considered adequate. If, however, these lenders were to engage in effective competition for all loans in all areas, certain changes in policies and practices would appear to be needed. Life insurance companies would need to devise methods of extending their lending operations to areas not now served and to serve the small farm-mortgage loan market more effectively. The Federal land banks would need to revise their appraisal levels to permit loans that are a higher proportion of current value, and they would probably find it helpful to have interest rates vary somewhat with the size of loan.

Amortization of land-bank loans.- Of the 333,500 land-bank borrowers on June 30, 1956, about 41 percent were paying off their loans under the so-called "Standard" amortization plan and 59 percent were using the "Springfield" plan.

Under the Springfield plan a borrower pays a fixed amount on principal each year plus an interest payment which declines as the principal is repaid. The Standard plan calls for equal payments each year with a larger proportion each succeeding year going toward repayment of principal and a smaller proportion used to pay interest.

The Standard plan was used more than the Springfield plan in the January 1, 1955-June 30, 1956 period by borrowers from the Federal Land Banks of St. Louis, Omaha, Houston, and Spokane. In the other land banks, the Springfield plan was more commonly used. The Federal Land Banks of Springfield and Wichita made no loans under the Standard plan in this period. Loans of the New Orleans land bank were evenly divided.

In those land banks in which both plans were used, borrowers using the Standard plan averaged larger loans. Use of the Standard plan results in smaller payments at the beginning of the loan than does the Springfield plan.

CYCLICAL AND REGIONAL VARIATIONS IN FARM PROPERTY TAX BURDENS

Lawrence A. Leonard

This article reviews the history of farm property tax levies in the United States since 1910. It summarizes briefly the long-range tendencies but focuses on cyclical and regional variations of the impact and burden of these taxes. 1/ Levies per acre and per $100 of real estate value have long been used to measure the economic impact of farm real estate taxes. Only rarely have such measures as gross and net farm income been used as bases for assessing the burden of property taxes - largely perhaps because of the inadequacy of farm income statistics until recent years. For analysis of tax burdens, particularly in times of serious farm depression and also for interregional comparisons, however, the relationship of taxes to income is often of greater economic significance than taxes per $100 of farm real estate value or taxes per acre. Taxes per capita of the farm population and the rate of farm sales that result from delinquent taxes are also significant indicators of long-term changes and cyclical and regional differences in tax burdens.

Because data on farm personal property taxes are relatively incomplete, available only since 1924 and only for the United States and not by individual States, the main emphasis is necessarily on the impact of farm real estate taxes.

Long term changes.- Between 1910 and 1957, largely as a result of increasing local governmental expenditures for education and highways, farm real estate taxes increased at an average yearly (compound) rate of 4.0

1/ It is not possible with the data available to determine what part of farm property taxes is shifted ultimately to nonfarmers. In general, however, economic theorists have concluded that as the supply of land (Ricardo's "original and indestructible powers of the soil") is fixed, farm owners are unable to shift land taxes. It is usually assumed that in the long-run taxes on improvements and personal property are largely shifted, the degree of shifting depending on the elasticities of supply and demand. The complete applicability of these traditional theories to American agriculture of the present century can be questioned. However, in view of the relatively weak bargaining position of farmers in periods of large farm surpluses and declining farm commodity prices - and conditions of this kind prevailed for the greater part of the 1920's, 1930's, and 1950's - it is probably realistic to conclude that farmers generally have been unable to shift any considerable part of farm property taxes.

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percent. During this period, net farm income had an average yearly gain of only 2.3 percent and farm real estate values, one of 2.5 percent (fig. 1). 2/

In 1910, levies on farm real estate absorbed 2.2 percent of the gross farm income, and 3.6 percent of the net farm income (tables 1 and 2). By 1956, real estate taxes had risen to an amount equal to 2.9 percent of the gross farm income. But meanwhile, total farm expenses increased far more rapidly than did total gross farm income. As a result, the proportion of net income going to pay real estate taxes almost doubled, increasing from 3.6 percent in 1910 to 7.1 percent in 1956.

In 1910, farm property taxes per acre were $0.19. By 1956, they reached $0.91 (table 2). Taxes per $100 of value, however, increased from $0.47 per $100 of value in 1910 to $0.90 per $100 in 1956. Farm real estate taxes per capita of the farm population rose from about $5 in 1910 to $44 in 1956. This index of tax burden is a rather inexact one, as it does not include nonoperating farm owners, but nevertheless is of some interest in relating these taxes to farm people. All of these measures reflect, although at considerably varying rates, the growing importance of farm property taxes since 1910.

Cyclical Fluctuations of Farm Tax Burdens

The impact of taxes on gross, and particularly on net farm income has fluctuated drastically over the years, with sharp increases in periods of farm depression and recession, followed by rapid declines in periods of upturn in agricultural income. 3/ The fluctuations of the agricultural cycle are sharply delineated by the successive increases and declines in net farm income (fig. 1). Between 1910 and 1956, the ratios of farm real estate taxes to both gross and net farm income rose in 7 of the 12 selected periods (table 2) and declined in 5. In all periods except 1949-51, the percentage change in the tax to net income ratio was greater than the percentage change in the ratio of taxes to gross income.

Taxes per acre increased at an accelerating rate between 1910 and 1921. They continued to rise until about 1929, fell sharply in the early and middle thirties, then remained relatively stable until the end of World War II. In the highly inflationary period between 1945 and the recession of 1949, taxes

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2/ The term "net farm income" is used here to denote the sum of total net income of farm operators from farming, before deduction of real estate taxes, plus net rent paid to nonfarm landlords. The latter is included because nonfarm owners hold title to and pay taxes on about a third of the value of all farmland. As used in this article, "gross farm income" is the unadjusted AMS series ("Major Statistical Series of the U. S. Department of Agriculture, Vol. 3, Gross and Net Farm Income," December 1957, page 44).

3/ Annual data are given in table 1. Data for selected years and average rates of change of the ratio of real estate tax levies to gross and net farm income are summarized in table 2. With few exceptions, the selected years represent either peak or trough years of the agricultural economic cycle.

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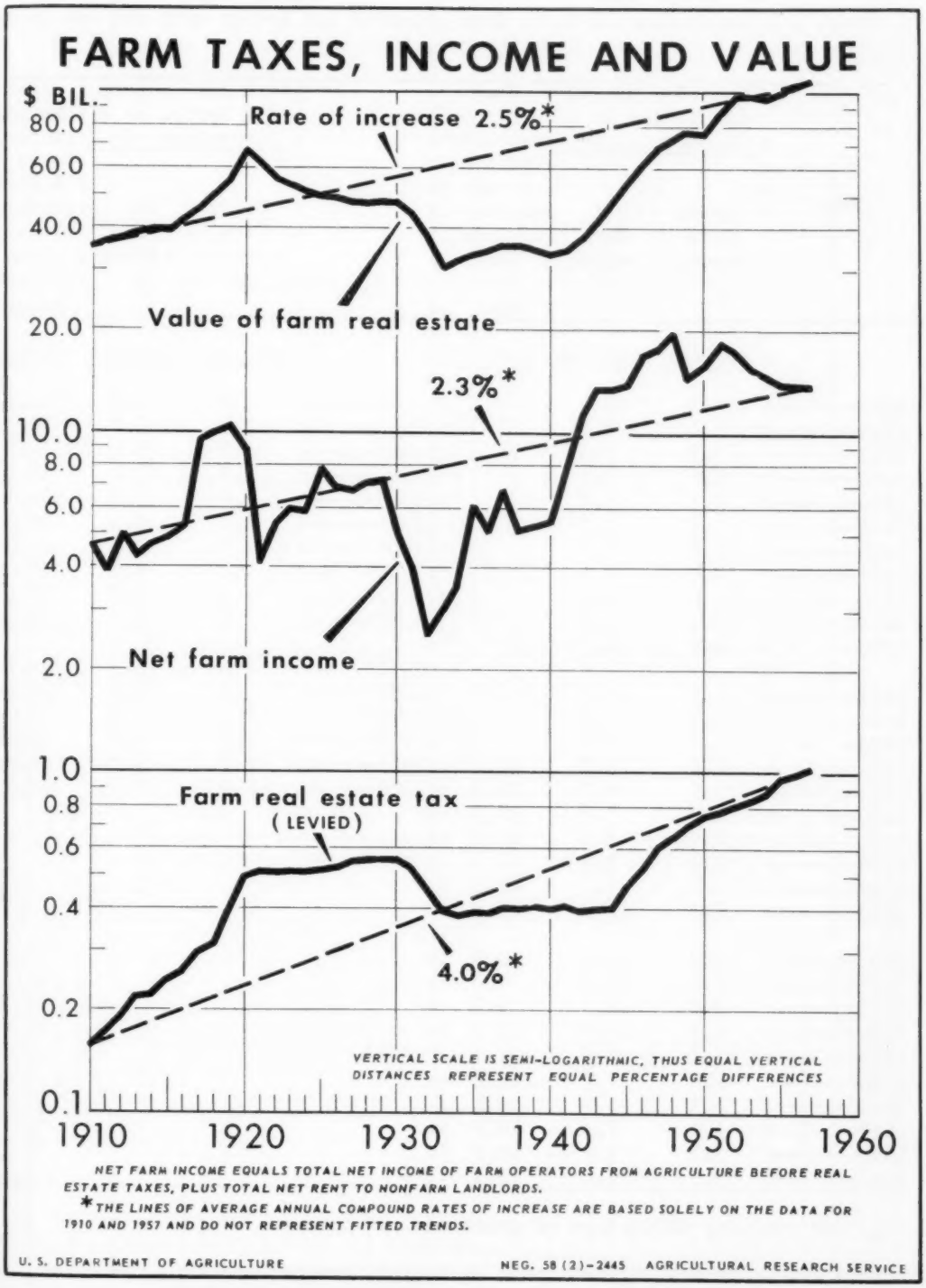
FARM TAXES, INCOME AND VALUE
$ BIL.
80.0
60.0
40.0
20.0
10.0
8.0
6.0
4.0
2.0
1.0
0.8
0.6
0.4
0.2
0.1
Rate of increase 2.5%*
Value of farm real estate
2.3%*
Net farm income
Farm real estate tax
(LEVIED)
4.0%*
VERTICAL SCALE IS SEMI-LOGARITHMIC, THUS EQUAL VERTICAL DISTANCES REPRESENT EQUAL PERCENTAGE DIFFERENCES
1910
1920
1930
1940
1950
1960
NET FARM INCOME EQUALS TOTAL NET INCOME OF FARM OPERATORS FROM AGRICULTURE BEFORE REAL ESTATE TAXES, PLUS TOTAL NET RENT TO NONFARM LANDLORDS.
*THE LINES OF AVERAGE ANNUAL COMPOUND RATES OF INCREASE ARE BASED SOLELY ON THE DATA FOR 1910 AND 1957 AND DO NOT REPRESENT FITTED TRENDS.
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Figure 1

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Table 1.- Comparisons of U. S. farm property tax levies with net and gross farm incomes, 1910-56

Year	Farm real estate tax levies as a percentage of-		Farm personal property taxes as a percentage of total farm property taxes	Year	Farm real estate tax levies as a percentage of-		Farm personal property taxes as a percentage of total farm property taxes
	Gross farm income 1/	Net farm income 1/			Gross farm income 1/	Net farm income 1/	
	Percent	Percent	Percent		Percent	Percent	Percent
1910	2.2	3.6		1941	2.9	5.3	12.1
1911	2.6	4.7		1942	2.0	3.6	14.3
1912	2.3	3.9		1943	1.7	3.0	16.1
1913	2.8	5.1		1944	1.7	3.2	16.1
1914	2.7	4.7		1945	1.8	3.3	16.5
1915	2.9	5.0		1946	1.8	3.1	16.0
1916	2.8	4.9		1947	1.9	3.5	17.4
1917	2.0	3.1		1948	1.8	3.3	18.6
1918	1.9	3.1		1949	2.3	4.8	19.1
1919	2.3	3.8		1950	2.2	4.7	19.4
1920	2.9	5.5					
				1951	2.0	4.3	21.7
1921	5.1	12.3		1952	2.1	4.6	22.5
1922	4.7	9.8		1953	2.4	5.5	21.0
1923	4.3	8.6		1954	2.5	5.9	19.8
1924	4.2	8.7	12.3	1955	2.8	6.7	19.2
1925	3.7	6.7	12.2	1956	2.9	7.1	18.8
1926	4.0	7.7	12.2				
1927	4.2	8.1	12.1				
1928	4.1	7.9	12.5				
1929	4.1	7.9	12.9				
1930	5.1	11.0	12.5				
1931	5.9	13.1	10.6				
1932	7.1	18.0	9.6				
1933	5.8	12.7	9.0				
1934	5.0	10.7	9.5				
1935	3.8	6.5	9.7				
1936	4.0	7.7	10.4				
1937	3.3	5.9	10.4				
1938	3.9	7.8	10.7				
1939	3.8	7.7	10.8				
1940	3.5	7.4	11.1				

1/ See text for definition of gross and net income.

Farm Income Branch, Agricultural Marketing Service, and Farm Economics Research Division, ARS.

Table 2.- Indexes of long-term and cyclical changes in the economic impact of farm real estate taxes, selected years, 1910-56

Table 2.- Indicators of long-term and cyclical changes in the economic impact of farm real estate taxes, selected years, 1910-56

Year	Taxes as percentages of total gross farm operators' income 1/	Taxes as percentages of net farm income 1/	Taxes per acre 2/	Taxes per $100 value 2/	Taxes per capita of farm population 3/	Tax sales per 1,000 of all farms 4/
	Percent	Percent	Dollars	Dollars	Dollars	Farms
1910	2.2	3.6	0.19	0.47	5	5/
1914	2.7	4.7	.24	.56	7	5/
1918	1.9	3.1	.33	.57	10	5/
1921	5.1	12.3	.54	.94	16	5/
1925	3.7	6.7	.56	1.07	17	5/
1929	4.1	7.9	.58	1.20	19	5.1
1932	7.1	18.0	.45	1.52	15	15.3
1937	3.3	5.9	.39	1.15	13	3.1
1940	3.5	7.4	.39	1.18	13	3.3
1945	1.8	3.3	.44	.77	18	.8
1949	2.3	4.8	.66	.95	27	.4
1951	2.0	4.3	.72	.81	32	.5
1956	2.9	7.1	.91	.90	44	.6
	Average annual percentage change 6/					
	Percent	Percent	Percent	Percent	Percent	Percent
1910-14	6.2	9.2	6.2	4.6	7.5	5/
1914-18	-7.4	-8.1	8.3	.5	9.1	5/
1918-21	41.0	63.6	18.2	18.8	18.1	5/
1921-25	-7.6	-13.6	9.2	3.3	1.1	7/
1925-29	2.7	4.4	.9	3.0	2.9	7/
1929-32	20.1	31.9	-7.9	8.2	-7.3	7/
1932-37	-13.7	-17.9	-2.6	-5.2	-2.2	7/
1937-40	2.6	9.0	0	.9	.5	7/
1940-45	-11.4	-13.5	3.6	-8.1	7.0	7/
1945-49	7.0	11.7	10.8	5.4	10.4	7/
1949-51	-6.7	-5.3	4.4	-7.6	8.4	7/
1951-56	7.8	10.7	4.8	2.2	6.6	7/

1/ Farm Income Branch, Agricultural Marketing Service. See text for definition of "gross" and "net" farm income.
2/ Farm Economics Research Division, ARS.
3/ Population data from Agricultural Marketing Service.
4/ Farm Economics Research Division, ARS.
5/ Not available.
6/ Based on annual data; the average annual percentage change equals the sum of the annual percentage change divided by number of years in the period.
7/ Not computed.

per acre increased about 11 percent a year. Since then, they have increased at an average rate of nearly 5 percent a year.

Taxes per $100 of value increased, though at varying rates, until 1932. Then, as total taxes declined as a result of the widespread retrenchment of local governmental expenditures and as real estate values began to rise, taxes per $100 of value generally declined until 1937, then remained stable until 1940. From 1940 until the end of World War II and again in 1949-51, land values rose more rapidly than taxes. Since 1951, however, in general tax levies have increased more rapidly than have farm real estate values.

Except in the 1920's and since 1949, taxes per capita of the farm population had cyclical rates of change that were almost identical with those of taxes per acre. The rapid decline in farm population since the end of World War II at a time when total farm real estate taxes were increasing rapidly resulted in a considerably greater increase in taxes per capita than in taxes per acre.

A final indicator of the economic impact of farm real estate taxes is the rate of tax sales per 1,000 of all farms in the United States. This measure was first available for the year 1926, when some 5.1 per 1,000 of all farms were sold as a result of tax liens. With the deepening of the agricultural economic crisis, by 1932 some 15.3 per 1,000 of all farms were sold for taxes. After this record high rate, tax sales declined almost continuously until 1950 when a low rate of 0.3 per 1,000 was reached. In conjunction with the declining farm income of the present decade, however, the tax sale rate increased somewhat, to 0.6 per 1,000 of all farms in 1956.

Taxes levied on farm personal property dropped from 12.3 percent of total farm property taxes in 1924, the earliest year for which estimates are available, to a low of 9.0 percent in 1933 (table 1). Between the latter year and 1952, as investments in farm personal property - chiefly in farm machinery, automobiles, and livestock - increased more rapidly than the rise in the market value of real estate, levies on personal property rose to a high of 22.5 percent of total farm property levies. The proportion gradually declined to 18.8 percent in 1956, mainly as a result of the sharp decline in the value of livestock, which dropped from $17.1 billion in 1951 to $10.8 billion in 1956. At the same time, farm real estate valuation increased from $86.8 billion to $102.7 billion. 4/ Also in the same period, farmers' non-real-estate assets other than livestock increased from $29.3 billion to $36.4 billion. The greater part of the increase, however, was in household furnishings and equipment and stored crops, which in many States are either not assessed or are given only nominal assessments for tax purposes.

4/ Garlock, F. L., Jones, L. A., Scofield, W. H., and others, under the direction of Norman J. Wall, The Balance Sheet of Agriculture, 1957. U. S. Dept. Agr. Agr. Inform. Bul. 177, 30 pp., illus. October 1957.

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Table 3.- Farm real estate tax levies as a percentage of net farm income, by States and regions, selected years, 1949-56

State and region	1949	1951	1954	1956
	Percent	Percent	Percent	Percent
Maine	5.6	7.8	18.4	7.2
New Hampshire	11.7	9.6	11.9	11.7
Vermont	10.2	7.2	10.7	14.9
Massachusetts	8.1	7.2	11.7	15.3
Rhode Island	4.8	3.9	5.5	7.1
Connecticut	6.6	6.5	7.9	10.8
New York	7.8	7.2	10.3	11.5
New Jersey	5.9	5.0	9.3	8.8
Pennsylvania	5.8	6.0	7.7	8.7
Delaware	1.6	1.7	3.4	2.0
Maryland	5.1	4.7	5.3	6.6
District of Columbia	---	---	---	---
Northeast	6.6	6.3	9.0	9.6
Ohio	4.3	4.5	5.1	7.5
Indiana	4.8	4.4	5.0	7.8
Illinois	7.0	6.1	8.4	9.2
Iowa	6.2	5.6	5.8	9.2
Missouri	3.0	2.9	4.3	4.8
Corn Belt	5.4	5.0	6.0	8.1
Michigan	3.6	3.4	5.5	6.7
Wisconsin	6.6	5.4	8.3	8.8
Minnesota	7.2	6.0	7.7	8.3
Lake States	6.1	5.2	7.4	8.1
Virginia	2.8	2.3	3.5	3.8
West Virginia	2.1	1.9	2.3	3.0
North Carolina	1.8	1.3	1.6	1.7
Kentucky	3.0	3.0	3.4	3.6
Tennessee	2.6	2.4	3.3	3.3
Appalachian	2.4	2.0	2.6	2.8
South Carolina	2.1	1.4	2.7	2.4
Georgia	2.8	1.8	3.1	2.5
Florida	2.9	3.1	3.9	3.2
Alabama	1.9	1.7	2.8	2.6
Southeast	2.4	2.0	3.2	2.7
Mississippi	2.8	2.2	2.9	2.9
Arkansas	1.8	1.3	2.4	2.6
Louisiana	1.8	1.5	2.3	2.7
Delta States	2.1	1.9	2.6	2.8
Oklahoma	3.5	3.8	6.1	9.8
Texas	2.7	3.1	4.9	7.3
Southern Plains	2.9	3.2	5.1	7.7
North Dakota	7.0	5.0	7.9	5.9
South Dakota	8.4	4.7	6.8	11.5
Nebraska	5.9	5.4	6.8	14.3
Kansas	7.1	7.5	9.1	18.6
Northern Plains	6.9	5.8	7.7	12.3
Montana	8.3	4.0	6.4	7.7
Idaho	6.2	6.4	8.2	8.5
Wyoming	6.7	3.2	11.7	10.4
Colorado	5.2	5.2	13.3	15.9
New Mexico	2.4	2.0	3.6	5.9
Arizona	2.9	1.8	3.3	3.8
Utah	6.4	4.8	7.5	9.9
Nevada	3.9	2.9	6.7	7.7
Mountain	5.3	3.9	7.0	8.4
Washington	4.4	3.6	4.0	5.9
Oregon	8.1	6.5	9.8	10.1
California	6.8	5.1	7.3	7.5
Pacific	6.5	5.0	6.9	7.6
United States	4.8	4.3	5.9	7.1

Farm Economics Research Division, Agricultural Research Service, and Agricultural Marketing Service. See text for definition of "net farm income."

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Regional variations of farm real estate tax burdens.- 5/ An analysis of farm real estate taxes as a percentage of net farm income (tables 3 and 4 and fig. 2) and other indicators of tax impact (table 5) reveal large variations both within and between agricultural regions.

In the Southeast, Delta and Appalachian regions, property taxes have played a relatively minor role. In these regions, per capita State and local governmental expenditures and revenues have been considerably below the average for the Nation, and State grants and aids to local governments have been

Table 4.- Regional rankings of farm real estate tax levies as a percentage of net farm income, selected years, 1949-56

Region	1949	1951	1954	1956
	Regional ranking 1/			
Northeast	2	1	1	2
Corn Belt	5	5	6	5
Lake States	4	3	3	4
Appalachian	8	8	9	8
Southeast	9	9	8	10
Delta States	10	10	10	9
Southern Plains	7	7	7	6
Northern Plains	1	2	2	1
Mountain	6	6	4	3
Pacific	3	4	5	7

1/ Based on table 3. For example, in 1949 the Northern Plains showed the highest ratio of farm real estate tax levies to net farm income.

5/ Data on farm personal property taxes are not adequate for State or regional analysis.

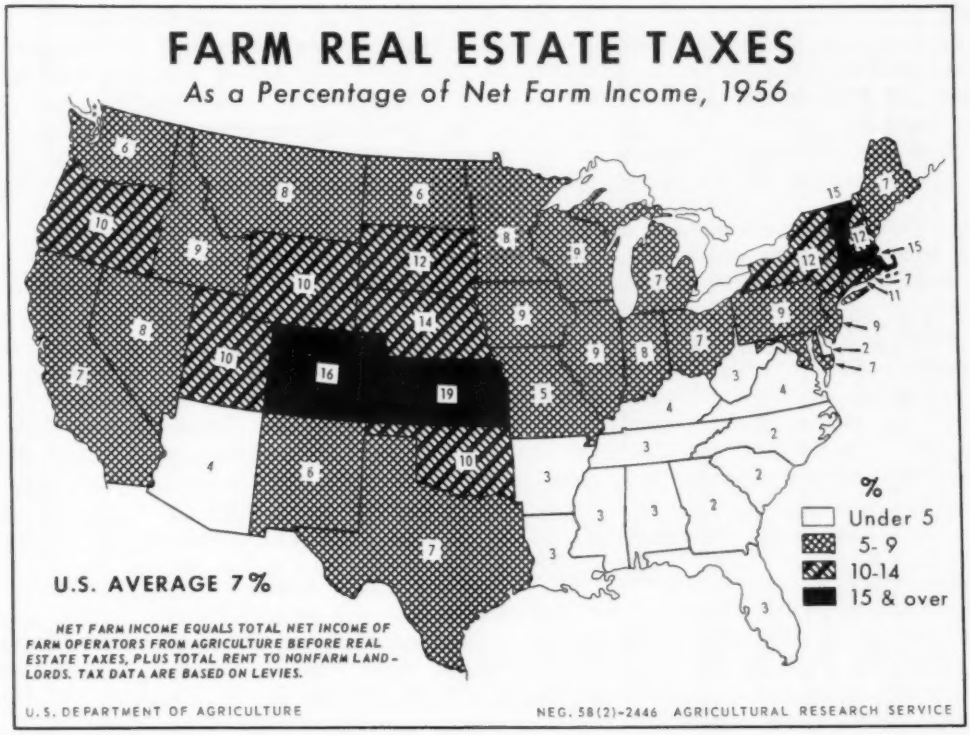
FARM REAL ESTATE TAXES
As a Percentage of Net Farm Income, 1956
%
Under 5
5- 9
10-14
15 & over
U.S. AVERAGE 7%
NET FARM INCOME EQUALS TOTAL NET INCOME OF FARM OPERATORS FROM AGRICULTURE BEFORE REAL ESTATE TAXES, PLUS TOTAL RENT TO NONFARM LANDLORDS. TAX DATA ARE BASED ON LEVIES.
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Figure 2

of greater importance than in other regions. 6/ From 1954 to 1956, the Northern Plains, Northeast, Mountain, and Lake regions had the highest ratios of farm real estate tax levies to net farm income. The impact of real estate taxes on net farm income in the Pacific, Southern Plains, and Corn Belt regions have been close to the national average. Within most regions, moreover, there have been wide variations. In 1956 in the Northeast region, for example, real estate tax levies as a percentage of net farm income varied from 2.0 percent in Delaware to 15.3 percent in Massachusetts.

6/ There has long been a fairly close relationship in the United States between per capita personal income and per capita State and local taxes (total farm and nonfarm). In turn, per capita taxes and taxes as a percentage of farm income are closely related. The citizens of high-income States have shown a general willingness to expend higher per capita amounts on State and local governmental functions, and correspondingly to pay higher per capita taxes (and a higher proportion of income in taxes) than have those in lower income States. An examination of table 5 indicates that this relationship also holds true between income per farm and per capita farm real estate taxes. It can be seen that regions with high incomes per farm have had high per capita farm real estate taxes.

Table 5.- Indicators of impact of farm real estate taxes and net farm income per farm, by regions, 1950 and 1956

Region	Farm real estate tax levies-						Tax sales per 1,000 of all farms 1/		Net farm income per farm 2/	
	Per acre		Per $100 farm real estate value		Per capita of farm population					
	1950	1956	1950	1956	1950	1956	1950	1956	1950	1956
	(Regional ranking in parentheses)									
	Dollars	Dollars	Dollars	Dollars	Dollars	Dollars	Number farms	Number farms	Dollars	Dollars
Northeast	1.60 (1)	2.16 (1)	1.36 (1)	1.39 (1)	34 (6)	44 (6)	0.4 (5)	0.8 (3)	2,198 (7)	2,589 (6)
Corn Belt	1.40 (2)	1.97 (2)	.90 (5)	1.00 (4)	46 (4)	70 (4)	.2 (6)	.3 (5)	3,701 (4)	3,573 (3)
Lake States	1.27 (4)	1.72 (4)	1.25 (2)	1.31 (2)	40 (5)	57 (5)	.5 (4)	.8 (3)	2,750 (5)	3,185 (4)
Appalachian	.49 (6)	.61 (6)	.53 (8)	.53 (7)	8 (9)	10 (9)	.2 (6)	.4 (4)	1,576 (9)	1,817 (9)
Southeast	.35 (8)	.41 (8)	.59 (7)	.45 (9)	8 (8)	11 (8)	.6 (3)	.3 (5)	1,706 (8)	2,034 (7)
Delta States	.36 (7)	.44 (7)	.50 (10)	.45 (10)	7 (10)	10 (10)	.9 (2)	1.0 (1)	1,551 (10)	1,603 (10)
Southern Plains	.28 (9)	.35 (9)	.50 (9)	.49 (8)	25 (7)	38 (7)	1.3 (1)	.8 (3)	2,671 (6)	1,863 (8)
Northern Plains	.58 (5)	.77 (5)	1.04 (3)	1.22 (3)	72 (2)	111 (1)	3/ (7)	.9 (2)	4,996 (2)	3,101 (5)
Mountain	.27 (10)	.34 (10)	.80 (6)	.88 (6)	52 (3)	81 (3)	.5 (4)	.3 (5)	4,875 (3)	4,144 (2)
Pacific	1.27 (3)	1.78 (3)	.92 (4)	.91 (5)	73 (1)	101 (2)	3/ (7)	.4 (4)	5,226 (1)	6,482 (1)
United States	.69	.91	.86	.90	30	44	.4	.6	2,764	2,769

1/ Note that there are several tie rankings.
2/ Total net income of farm operators from farming (before farm real estate taxes) plus rental payments to nonfarm landlords per farm. This adjusted income figure is used as a rough indicator of ability to pay taxes.
3/ None reported in annual survey.

Farm Economics Research Division, Agricultural Research Service, and Agricultural Marketing Service.

Regional net farm income has fluctuated considerably more than the corresponding farm real estate tax levies. The Northern and Southern Plains, which are subject to perhaps the greatest climatic variations in the country, have had the greatest fluctuations in farm income. As the result of these fluctuations and because of their relatively heavy tax levies, in most years of farm depression or recession farmers in the Northern Plains have had higher ratios of taxes to income than farmers in any other region.

The diverse impacts of tax levies on farm income in the 1949-56 period (tables 3 and 4) are worthy of note. In 1949, the ratio of tax levies to net farm income was above 10 percent in New Hampshire and Vermont and above 8 percent in a half-dozen States. In 1954, 7 States had tax levies to income ratios of above 10 percent and by 1956 3 States - Colorado, Kansas, and Massachusetts - had tax to income ratios of more than 15 percent. About a dozen States had ratios of 10 percent or more. North Carolina, South Carolina, Georgia and Alabama, largely for reasons noted above (relatively low total State and local governmental revenues, and emphasis on nonproperty tax sources of revenue) have had consistently the lowest real estate tax per dollar of farm income. In 1956, tax levies ranged from a low of 1.7 percent of net farm income in North Carolina to a high of 18.6 percent in Kansas.

Conclusion.- Since 1910, mainly as the result of increasing local governmental expenditures for education and roads, farm property taxes in the United States have become increasingly important in relation to number of acres farmed, value of farm real estate, and particularly as a percentage of net farm income and per capita of the farm population. But this increasing economic impact of farm property taxes has not taken the form of a gradual rise. Rather, in times of serious depression or recession, sharp declines of agricultural income have magnified the importance of the farm taxload. Conversely, in times of high farm income, the burden of farm property taxation has assumed relatively modest proportions in relation to farmers' ability to pay.

Undoubtedly, the declining relative importance of the property tax as a component of State and local revenue structures (from 67 percent of total revenues in 1902 to 28 percent in 1956) has resulted largely from the heavy economic impact of the tax in times of depression and declining incomes. The present widespread support for alternative sources of revenue, such as income and sales taxes, stems largely from the economic burdens of the traditional source of local and State revenue, the property tax.

Regional variations from the overall national pattern are marked. In some regions, and particularly in the South, as a result of relatively low total State and local expenditures together with the emphasis of nonproperty tax revenues, the economic impact of farm property taxes has been relatively minor, except perhaps in a few years of extreme farm depression. In areas of particularly unstable farm income and heavy reliance on the property tax, such as the Northern Plains, cyclical swings of income have caused farm taxes to be a financial problem of serious proportions - as in the 1930's, when thousands of farms were lost because their owners were unable to pay taxes - and in more prosperous times a relatively light charge on farm income, as during most of the 1940's. With the general decline in farm income since the late forties, the impact and burden of property taxes are again causing concern in many areas.

Farm Economics Research Division, Agricultural Research Service, and Agricultural Marketing Service.

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FARM INSURANCE EXPENDITURES IN 1955, BY KIND OF INSURANCE, REGION, AND VALUE OF SALES 1/

Ralph R. Botts

In 1955, farmers paid premiums of about $1 1/4 billion for property, personal and third-party liability insurance coverages, and prepaid medical care or insurance. 2/ Of this amount, nearly a third was for life insurance and personal liability insurance. Outlays for insurance, and the percentage of farmers (or families) paying premiums were highest for those farms with the highest values of sales. 3/ These expenses constitute fixed costs which, like property taxes, must be met regardless of annual production or income.

These findings are based on a survey of farmers' expenditures in 1955, conducted by the Agricultural Marketing Service, U. S. Department of Agriculture, and the Bureau of the Census, U. S. Department of Commerce. 4/ In this survey, premium expenditures were segregated between family living and farm production. But because of the need for information on total expenditures for farm insurance and for average expenditures per farm, the study reported here brings together the family-living and farm-business shares.

Two schedules were used in the survey: (A) Covering production expenses, and (B) covering family-living expenses. There were 6,578 usable A schedules and 3,985 usable B schedules. The average premiums paid (tables 1 and 2) for (1) crop insurance, (2) fire and extended-coverage insurance, (3) insurance on the dwelling and its contents, (4) employer's liability, workmen's compensation insurance and Social Security (on hired labor), and (5) truck insurance, were derived from the A schedule. They are average premiums paid per farm. Those paid for automobile insurance, personal insurance, and prepaid medical care or insurance were derived from the B schedule and are average premiums paid per family. For agriculture as a whole, there were about 2 percent more families than farms.

1/ The author wishes to acknowledge the help of A. R. Kendall and Bruno A. Schiro, Agricultural Marketing Service, in reassembling the insurance data from the survey in the form in which they are used here.

2/ "Personal" insurance includes all life (and burial) insurance and personal liability insurance. "Prepaid medical care or insurance" includes prepaid medical care, accident or accident and sickness insurance, and hospitalization insurance.

3/ Any reference to "per family" or "families" will mean per farm-operator family and farm-operator families, respectively. See footnotes 1 and 2, table 1, for a definition of the value-of-sales groupings and a list of the States in each region.

4/ The parent report is identified as follows: U. S. Bureau of the Census, U. S. Census of Agriculture, 1954. Vol. III, Special Reports, Part 11, Farmers' Expenditures. For sale by Superintendent of Documents, U. S. Government Printing Office, Washington 25, D. C. Price, 40 cents.

Table 1.- Average premium paid per farm on which insurance was purchased, by kind of insurance and (1954) value-of-sales groupings, for specified regions and the United States, 1955

Kind of insurance and value of sales 1/	Region 2/			United States
	North	South	West	
	Dollars	Dollars	Dollars	Dollars
Crop-hail and/or Federal crop insurance:				
High sales	203	274	439	235
Middle sales	107	105	172	109
Low sales	35	43	81	44
Average	134	100	272	133
Fire and extended coverage: 3/				
High	163	212	206	177
Middle	75	62	65	71
Low	41	32	41	36
Average	85	61	89	77
Employer's liability, workmen's compensation, and Social Security: 4/				
High	108	209	218	157
Middle	42	48	54	45
Low	29	17	47	27
Average	72	99	151	97
Truck:				
High	66	89	138	83
Middle	42	51	56	46
Low	47	51	46	48
Average	49	58	79	56

See footnotes at end of table.

-Continued

Table 1.- Average premium paid per farm on which insurance was purchased, by kind of insurance and (1954) value-of-sales groupings, for specified regions and the United States, 1955 -Continued

Kind of insurance and value of sales 1/	Region 2/			United States
	North	South	West	
	Dollars	Dollars	Dollars	Dollars
Automobile: 5/				
High	72	82	93	77
Middle	60	62	69	61
Low	71	67	68	68
Average	65	66	76	66
Personal: 5/				
High	242	319	463	299
Middle	132	100	151	121
Low	140	56	150	82
Average	157	97	245	135
Prepaid medical care or insurance: 5/				
High	96	90	110	96
Middle	86	76	96	84
Low	74	73	95	75
Average	85	76	99	83

1/ Value of sales represents value of farm products sold, including landlord's share and any CCC loan, in 1954: "High," $10,000 or more; "middle," $1,200-$9,999; "low," less than $1,200.

2/ North includes Conn., Del., Ill., Ind., Iowa, Kans., Maine, Md., Mass., Mich., Minn., Mo., Nebr., N. H., N. J., N. Y., N. Dak., Ohio, Pa., R. I., S. Dak., Vt., and Wis. South includes Ala., Ark., Fla., Ga., Ky., La., Miss., N. C., Okla., S. C., Tenn., Tex., Va., and W. Va. West includes Ariz., Calif., Colo., Idaho, Mont., Nev., N. Mex., Oreg., Utah, Wash., and Wyo.

3/ Extended coverage includes damage from vehicles, explosion, riot, smoke, falling aircraft, windstorm and hail (except on growing crops) and, in some instances, additional minor perils. Insurance against windstorm damage in any form is included here under extended coverage. Includes premium paid for insurance on operator's dwelling and/or contents.

4/ Includes Social Security taxes paid by operator on hired farm labor.

5/ Average per farm-operator family.

Table 2.- Average premium paid for fire and extended-coverage insurance per farm purchasing, by property class and (1954) value-of-sales groupings, for specified regions and the United States, 1955

Region and value of sales 1/	Average premium paid		
	Operator's dwelling and contents 2/	All other property	Total 3/
	Dollars	Dollars	Dollars
North:			
High sales	42	121	163
Middle sales	25	50	75
Low sales	24	17	41
Average	28	57	85
South:			
High	58	154	212
Middle	35	27	62
Low	23	9	32
Average	32	29	61
West:			
High	83	123	206
Middle	37	28	65
Low	36	5	41
Average	50	39	89
United States:			
High	52	125	177
Middle	29	42	71
Low	25	11	36
Average	31	46	77

1/ See footnote 3, table 1, for a list of States in each region. See footnote 2, table 1, for value-of-sales groupings.

2/ Based on number of farms reporting expenditures for fire and extended-coverage insurance on any kind of farm property. A few farms had insurance on other property that did not have it on dwellings and contents. Averages based on the number of farms reporting insurance on dwellings and their contents are from zero to $3 higher per farm than the figures shown here. The high-sales group in the South is an exception. More farmers in this group had insurance on other property and none on the dwellings and contents. For this group, an average based only on the farms having insurance on dwellings and/or contents would be $68 instead of the $58 shown in this column.

3/ Figures in this column are the same as those shown in table 1.

The percentages (table 3) also apply to farms, except in the case of automobile insurance, personal insurance, and prepaid medical care or insurance, where they apply to families paying premiums.

Perhaps the most important finding of the study is the high degree of correlation that exists between (1) value of farm products sold per farm, and (2) average premium paid per farm; and between (1) value of sales and (3) percentage of farms paying premiums. The high correlations persisted for all kinds of insurance and for all regions.

Insurance Premiums per Farm 5/

In general, insurance premiums averaged highest in the West (table 1). This was true for crop insurance; employer's liability, workmen's compensation insurance, and Social Security (on hired labor); personal insurance; and prepaid medical care or insurance. It was also true for farms in each value-of-sales grouping. For crop insurance at least, the higher premiums in the West are attributable to the fact that farms average larger there than elsewhere.

Farmers who had crop insurance in 1955 paid an average of $272 for it in the West, compared with $134 in the North and $100 in the South. Therefore, the average premium paid in the West was more than twice that paid by farmers in the other two regions. Premiums paid per farm in the West also amounted to more than twice those paid in the North in the case of employer's liability and workmen's compensation insurance, and in the South, in the case of personal insurance.

The higher premiums paid per family for personal insurance in the West are due partly to the prevalence of a property-personal liability insurance "package" policy in parts of that region.

Automobile and truck insurance premiums per farm averaged higher in the West because of the greater number of vehicles per farm and the higher average premium paid per vehicle.

Wide variations were found between high- and low-sales farms in the average premium paid for various types of insurance. For crop insurance, fire and extended-coverage insurance, and employer's liability and workmen's compensation insurance, the average premiums paid by high-sales farmers (those with gross sales of $10,000 or more) amounted to about 4 to 6 times as much as for the low-sales (under $1,200) farmers - with the highest differentials occurring in the South. For employer's liability and workmen's compensation insurance in that region, an exceptionally high difference (12:1) existed

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5/ The average premiums paid shown in the parent report are based on all farms, including those for which there were no expenditures for premiums in 1955, while the average premiums shown in this report are based only on the farms that reported premium expenditures in 1955.

Table 3.- Percentage of farms with expenditures for insurance, by kind of insurance, region, and value-of-sales groupings, 1955

Kind of insurance and value of sales 1/	Region 2/			United States
	North	South	West	
	Percentage of farms on which premiums were paid			
	Percent	Percent	Percent	Percent
Crop-hail and/or Federal crop insurance:				
High sales	40	10	18	28
Middle sales	26	15	12	21
Low sales	4	5	4	5
Average	23	9	11	15
Fire and extended-coverage: 3/				
High	95	47	64	76
Middle	86	52	53	71
Low	72	38	80	51
Average	84	44	65	63
Operator's dwelling and contents:				
High	90	41	68	73
Middle	83	52	50	69
Low	69	36	77	48
Average	81	42	64	61
Employer's liability, workmen's compensation, and Social Security: 4/				
High	26	12	54	26
Middle	8	2	17	6
Low	3	2	6	2
Average	10	2	22	7
Truck:				
High	71	48	70	64
Middle	46	32	59	41
Low	29	12	39	19
Average	46	22	55	36

See footnotes at end of table.

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Table 3.- Percentage of farms with expenditures for insurance, by kind of insurance, region, and value-of-sales groupings, 1955-Continued

Kind of insurance and value of sales 1/	Region 2/			United States
	North	South	West	
	Percentage of families paying premiums			
	Percent	Percent	Percent	Percent
Automobile: 5/				
High	96	61	95	86
Middle	85	48	81	71
Low	68	35	76	47
Average	83	42	83	63
Personal: 5/				
High	71	79	73	74
Middle	64	68	63	66
Low	50	62	51	58
Average	62	65	62	64
Prepaid medical care and/or insurance: 5/				
High	65	54	48	59
Middle	58	46	56	53
Low	53	44	52	47
Average	58	45	52	51

1/ See footnote 1, table 1.
2/ See footnote 2, table 1.
3/ See footnote 3, table 1.
4/ Includes farms on which operators paid Social Security taxes on hired farm labor.
5/ Percentage of farm-operator families paying premiums.

between the premiums paid by the high- and low-sales farms. For other kinds of insurance in all regions, the differences usually were not so great. They were smallest for prepaid medical care or insurance and for automobile insurance.

Dwelling and Contents

For farms in low-sales groups in all regions, the premiums for insurance on dwellings and their contents accounted for more than half of the total fire and extended-coverage premiums paid (table 2). 6/ This was true also for farms in the middle-sales groups in the South and West. But for the high-sales groups in all regions, and for the middle-sales group in the North, the premiums for insurance on dwellings and their contents amounted to less than half of the total fire and extended-coverage premium payments in 1955.

A farmer whose sales are low is likely to have a higher proportion of his assets invested in his living quarters than a farmer whose sales are higher. No doubt many have off-farm income and thus are not entirely dependent on their farms for a living. But a farmer with high sales, who is making a living from his farm, tends to have a higher proportion of his assets invested in barns, machinery, machinery sheds, and in property other than the dwelling and its contents.

Percentage of Farms Having Premium Expenditures in 1955 7/

As might be expected, the highest participation was in connection with fire and extended-coverage insurance and automobile insurance (table 3). A fire can bring complete loss, particularly in rural areas where there is little organized fire protection and where many farmsteads are far from a fire station. Moreover, stringent financial responsibility laws make automobile insurance mandatory in a few States (Massachusetts, New York, and now, North Carolina) and almost necessary in most other States.

The responsibility laws do not apply to motortrucks not used on public highways, and this may partially explain why participation is lower in

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6/ The premium paid for fire and extended-coverage insurance includes any premium payment for insurance on the dwelling and its contents. For any farm, therefore, the former figure could not be less than the latter. See footnote 3, table 1, for a list of the perils included in an extended-coverage endorsement.

7/ It may be noted that the average premiums paid per farm for all farms irrespective of whether or not insurance was carried, may be obtained by multiplying the figures in table 3 by the appropriate figures in table 1. For example, premiums for crop insurance averaged $133 per farm for the 15 percent of the farmers who reported expenditures for crop insurance. Thus, the average for all farms is $133 x $\frac{15}{100}$, or $20.

connection with truck insurance than in connection with automobile insurance. However, few trucks are used exclusively off highways, so some farmers who insure their automobiles apparently take a chance on not insuring their trucks.

The percentage participation was lower in the South than elsewhere for every kind of insurance except personal insurance. This was also true for most value-of-sales groupings.

Total Premium Expenditures, 1955

Aggregate expenditures for each kind of insurance were highest in the North (table 4). For all kinds of insurance except employer's liability, workmen's compensation, and Social Security (on hired labor), total premium expenditures were next highest in the South.

Premiums paid for personal (life and personal liability) insurance amounted to $408 million - almost a third of the total insurance expenditures of farmers in 1955. In each region, personal insurance accounted for more of the total premium expenditures than did any other kind of insurance. Fire and extended-coverage insurance ranked next in importance nationally. It also ranked second in the North, but it ranked third in the West and fourth in the South. Prepaid medical care or insurance ranked third nationally, but it ranked second in the South and fourth in the North and West. Automobile insurance ranked fourth nationally, but it ranked second in the West and third in the other two regions.

A grouping of total premium expenditures by value of sales showed that expenditures for all kinds of insurance except employer's liability, workmen's compensation, and Social Security (on hired labor) were highest for farms having sales of $1,200 to $9,999. More farms were in this group than in any other.

Premiums for crop insurance accounted for about 10 percent of the total premium expenditures of farmers in the high-sales group. They accounted for 8.5 percent of the total premiums paid by farmers in the middle-sales group, and only 1.4 percent of the premium expenditures of farmers in the low-sales group. This kind of direct relationship between (1) value of sales and (2) percentage of total premium expenditures existed with respect to all kinds of insurance except personal insurance, automobile insurance, and prepaid medical care or insurance.

For personal insurance, there was little difference between the percentages for the various value-of-sales groupings. But for the other two kinds of insurance, the percentages were inversely related to value of sales. For example, automobile insurance premiums accounted for more of the total premium expenditures of farmers in the low-sales group than in the high-sales group.

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Table 4.- Aggregate premiums paid by farmers, by kind of insurance, region, and (1954) value of sales, 1955

Kind of insurance	Aggregate premiums			
	Region 1/			United States 2/
	North	South	West	
	Million dollars	Million dollars	Million dollars	Million dollars
Crop-hail and/or Federal crop insurance	61.7	20.4	12.3	94.5
Fire and extended-coverage insurance 3/	145.6	59.2	24.0	228.7
Dwelling and contents 4/	48.3	31.0	13.4	92.6
Employer's liability, workmen's compensation, and Social Security 5/	14.3	5.7	14.0	34.0
Truck	46.2	28.9	18.0	93.1
Automobile	110.1	62.9	26.4	199.4
Personal	201.2	143.3	63.7	408.2
Prepaid medical care or insurance	101.6	77.8	21.8	201.1
Total	680.7	398.2	180.2	1,259.0

	(1954) Value of sales			
	$10,000 or more	$1,200-$9,999	Less than $1,200	Total 2/
	Million dollars	Million dollars	Million dollars	Million dollars
Crop-hail and/or Federal crop insurance	42.9	47.6	4.0	94.5
Fire and extended-coverage insurance 3/	88.2	105.6	34.9	228.7
Dwelling and/or contents 4/	25.7	42.8	24.1	92.6

See footnotes at end of table. -Continued

Table 4.- Aggregate premiums paid by farmers, by kind of insurance, region, and (1954) value of sales, 1955-Continued

Kind of insurance	(1954) Value of sales			
	$10,000 or more	$1,200-$9,999	Less than $1,200	Total 2/
	Million dollars	Million dollars	Million dollars	Million dollars
Employer's liability or workmen's compensation and Social Security 5/	26.7	6.1	1.2	34.0
Truck	35.0	40.6	17.5	93.1
Automobile	43.9	93.3	62.3	199.4
Personal	144.4	171.4	92.4	408.2
Prepaid medical care or insurance	37.6	95.4	68.2	201.1
Total	418.7	560.0	280.5	1,259.0

1/ See footnote 2, table 1, for list of States in each region.
2/ Totals do not add across in each instance because of rounding.
3/ See footnote 3, table 1, for perils included in extended-coverage endorsement. Includes insurance on dwelling and/or contents.
4/ Included under fire and extended-coverage.
5/ Includes Social Security taxes paid by operator on hired farm labor.

Some farmers had insurance in force during 1955 even though no premiums were paid. This was because of the existence of some prepaid term policies that had not yet expired. If no premium was paid on a term policy still in force, there was no cash outlay in 1955 and the farm was not counted as one having such an expenditure. For this reason, the percentage of farms having insurance in force would be somewhat higher than the figures shown in table 3, which represent the percentage of farms on which premiums were paid in 1955 for the specified kind of insurance.

Moreover, if there was no premium outlay in 1955 on a term policy then in force, the average premium paid per farm was not affected by the omission because, as stated above, the farm had not been counted as one having insurance. A prorated portion of the premium previously paid was not allocated to 1955.

But if a term premium was paid in 1955, the farm was counted as one having a premium expenditure in that year and all of the premium payment was included. For example, if a 3-year term policy was prepaid during 1955, all of the 3-year premium was included, although only part of it was applicable to 1955. This would tend to make the average expenditure per farm shown in tables 1 and 2 larger than the average annual premium per farm chargeable to 1955.

Relatively few prepaid term policies are in force on farm property, so that this procedure does not create serious discrepancies. Most policies on farm property are in force under annual premium or installment-note plans of commercial companies and the assessment plans of farm mutuals. Most farm mutuals use 5-year term policies, but their assessment levies are made annually. Ordinarily, a farm mutual policyholder would have paid an assessment during 1955, and if his farm happened to be in the sample, both it and his assessment were included.

A check on the accuracy of the survey with respect to expenditures for insurance is provided by the fact that the reported payments of $94.5 million for hail and other insurance on growing crops (table 4) was equal to 94 percent of the earned premium income for all companies writing this type of insurance in 1955. This is good agreement in view of the fact that only 15 percent of all farms reported expenditures for such insurance (table 3).

There were extensive changes in local property taxes in 1957. In 14 States, most of them "farm States" - Idaho, Illinois, Indiana, Michigan, Minnesota, Missouri, Montana, Nebraska, Nevada, New Mexico, North Dakota, Utah, Vermont and Washington - either new property taxes or higher tax-rate limitations were authorized. A few more States gave municipalities power to levy nonproperty taxes. New Mexico joined the list of States that authorize local governments to tax retail sales. New York, California, Illinois, Mississippi, Louisiana, Alabama and Colorado have previously authorized local sales taxes.

FINANCING BROILER PRODUCTION IN LOWER DELAWARE

Frank D. Hansing

In 1955, the almost 70 million broilers produced in Delaware resulted in a gross income of $55.6 million to the growers. Broilers represented about 55 percent of the gross cash farm income in the State. With the price of broilers declining and total production increasing, questions have been raised as to the arrangements under which broilers are produced and how these arrangements are related to the returns obtained by growers. In an attempt to answer these questions, a cooperative study of the broiler industry was undertaken by the Delaware Agricultural Experiment Station and the Farm Economics Research Division, Agricultural Research Service, United States Department of Agriculture. 1/ The first report on this project has been published. 2/ This paper is based on material from that report; it includes discussion of (1) the production of broilers, (2) contractual arrangements, (3) investment in the industry, (4) financing of the industry, and (5) reasons for the development of contract farming.

Who Grows the Broilers?

Broiler growers include many types of persons and firms, among them feed dealers. Broadly, these persons or firms may be classified as independent growers, contract growers, contracting dealers, and noncontracting dealers.

Independent growers raise broilers on their own. They make all of the decisions and take all of the risks. Only about 6 percent of the broilers grown in Lower Delaware in 1955 were produced independently (table 1).

Contract growers are persons who raise broilers under one of several types of contracts with a feed dealer. This group produced about two-thirds of the broilers grown in Lower Delaware in 1955.

In addition to arranging with growers for the production of broilers, the contracting feed dealers also produced broilers on their own account. In their contracting operations, the feed dealers furnish the feed, medicine, vaccine, and other necessary supplies that they carry in stock regularly. They also arrange for delivery to the growers of items that they themselves do not handle, such as chicks, fuel and litter, and assume the responsibility of paying for them.

1/ Lower Delaware, where most of the broilers in Delaware are produced, includes Sussex County and adjoining areas around Harrington and Milford in Kent County.

2/ Hansing, Frank D., Financing the Production of Broilers in Lower Delaware, Agr. Expt. Sta. Bul. 322, October 1957.

Table 1.- Number of broiler growers and number of broilers produced, by type of grower, Lower Delaware, 1955 1/

Type of grower	Growers	Number of broilers produced	
		Total	Percentage of total
	Number	Thousands	Percent
Independent growers	87	4,396	6
Contract growers	1,402	45,045	66
Contracting dealers	62	12,169	18
Noncontracting dealers	29	6,818	10
Total	1,580	68,428	100

1/ As estimated from reports of dealers. Estimates were based on the assumption that growers produced 3 1/2 flocks per year. On the same assumption, estimates obtained by expanding data provided by growers indicate production of 4,504,000 broilers by independent growers and 48,016,000 broilers by contract growers.

Growers who are classified as noncontracting dealers might have been classified as independent growers, as they sold little or no broiler feed and produced broilers at their own risk. Yet they differed materially from the group classified as independent growers. Each of them either had a dealership or was connected in some way with a broiler-feed business, and most of them grew broilers on a larger scale than the group classified as independent growers.

What are the Contracting Arrangements?

The contracts between dealers and growers may be divided into five classes (1) share, (2) guarantee-share, (3) flat fee, (4) feed conversion, and (5) salary or labor. Under these plans, the grower usually furnishes the broilerhouse, equipment, and labor to raise the flock. It is understood also that the dealer retains title to the birds until they are marketed. A significant feature of these contracts is that if the flock does not sell for an amount equal to the items charged against it, the dealer absorbs the deficit.

The differences between the contracts center chiefly in their provisions for payment to growers.

Share

Under a share contract, the feed dealer and the grower split any returns above charges made by the dealer on a predetermined basis, as 75-25, 80-20, or 2/3-1/3. Under these contracts, the grower receives, respectively, 75 percent, 80 percent, or two-thirds of the net return, and the feed dealer receives the rest.

Guarantee-share

Two types of guarantee-share contracts were used in Lower Delaware in 1955. These contracts provided that the grower was to be paid $40 or $50 per 1,000 birds started, and half of any net return above the amount of the guarantee. The grower would receive the guaranteed amount whether or not the flock made a net return. More than half of the broilers produced in Lower Delaware in 1955 were produced under this type of contract (table 2).

Table 2.- Estimated number of broilers produced by contract growers, by type of contract, Lower Delaware, 1955

Type of contract	Growers	Broilers produced		Average size of flock
		Total	Percentage of total	
	Number	Thousands	Percent	Number
Share:				
75-25	483	11,696	24	6,919
80-20	113	3,866	8	9,775
2/3-1/3	11	282	1	7,325
1/2-1/4-1/4	43	1,353	3	8,990
All share	650	17,197	36	7,559
Guarantee-share:				
$40 + 1/2	510	19,634	41	11,000
$50 + 1/2	134	5,701	12	12,156
All guarantee-share	644	25,335	53	11,240
Other:				
Flat fee	64	2,165	4	9,665
Feed conversion	5	902	2	51,543
Salary	11	304	1	7,896
2-contracts	28	2,113	4	21,561
All other	108	5,484	11	14,508
Total	1,402	48,016	100	9,785

Flat-fee

Under this type of contract, the grower received $50 to $75 per 1,000 birds started, regardless of the price or of returns per flock. Any loss on the flock was assumed by the feed dealer. In 1955, the flat-fee type of contract was used very little in Delaware.

Feed conversion

Various feed conversion contracts have been experimented with in an effort to encourage more efficient production. Payments to growers vary according to the efficiency with which feed has been converted into meat.

Salary or labor

Usually, under this type of contract, the grower is paid a specified amount per flock for raising broilers. In a few instances, he receives a monthly salary.

How Much is Invested in the Industry?

Capital is needed in the industry chiefly for two purposes: (1) Construction of broilerhouses and purchase of equipment, and (2) purchase of feed, chicks, and other supplies. Independent and contract growers provided the housing and equipment used in producing about 75 percent of the broilers grown in Lower Delaware in 1955. About half of the growers either had built the houses themselves, most of them by using lumber cut from their own timber or had paid for construction from their own funds. Slightly more than a third of the growers reported that the broilerhouses they owned were acquired with the farm or other real estate they bought. The remaining growers obtained credit from various sources to meet part of the costs of construction.

The housing and equipment used in producing the remaining 25 percent of the broilers was provided for by the noncontracting and contracting dealers. No information was obtained as to how the noncontracting dealers obtained the broiler housing they used. Data on the contracting dealers suggest that the houses were financed mainly from capital and reserve funds of the dealers, rather than from borrowed funds.

The estimated average investment of all classes of growers in broilers on feed during 1955 for chicks, feed, and other supplies was close to $5.5 million. This estimate is based on the production in Lower Delaware of 67 million broilers in 1955, which was an average of about 1.29 million broilers per week. As it required about 10 weeks to raise the broilers to marketable age, an average of about 12.9 million broilers would have been on feed at all times. The average investment per broiler held at any time, including a feed supply for a few days but excluding house and equipment, was probably between 40 and 45 cents per broiler. This would fix the total investment in broilers at an average level somewhere between $5.2 million and $5.7 million.

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Presumably, the average investment for chicks, feed, and other supplies was distributed among the broilers grown by the various classes of growers in proportion to their respective parts of total production, as follows:

Broilers grown by	Percentage of total	Amount
Contract growers	66	$3,685,000
Contracting dealers	18	935,000
Independent growers	6	1/ 330,000
Noncontracting dealers	10	550,000
	100	$5,500,000

1/ The investment in broilers raised by independent growers may have been somewhat greater than this, as these growers paid retail prices for supplies.

Financed[3/] by Whom?

As the contracting dealers furnished the chicks and other supplies used by contract growers, they provided about $4.6 million, or 84 percent, of the total average investment. The remaining $900,000, or 16 percent of the investment was provided by independent growers and noncontracting dealers.

Financial statements of 37 contracting dealers were reviewed in an effort to obtain some picture of their financing. Short-term loans and accounts payable amounted to about half the value of the inventories and accounts receivable of the contracting dealers. Local banks supplied nearly half of the loans owed by the contracting dealers and nearly a fifth of all credit the contracting dealers had outstanding at mid-1955.

The independent growers and noncontracting dealers also obtained some credit with which to carry on their operations. They obtained credit mainly from the local banks and local production credit associations.

From financial statements and other credit information obtained in the study, apparently the average outstanding investment in chicks on feed during

3/ By "financed," as the term is used here, is meant the ways in which growers of broilers obtain the housing and equipment, the chicks, and other supplies that they use in producing broilers. These ways include (1) investment of growers' own funds, (2) borrowing, (3) time purchase of chicks, feed, or other supplies, and (4) contractual arrangements through which growers get dealers to invest directly in the broiler enterprises they conduct.

1955 was financed about as follows:

20-25 percent through credit extended by feed manufacturers and other suppliers to contracting and noncontracting dealers and by contracting dealers to independent growers.

20-25 percent through loans obtained from banks and other lenders by independent growers and by contracting and noncontracting dealers.

50-60 percent by independent growers and by contracting and noncontracting dealers from their own funds.

Why Contract Farming has Developed?

Contract farming has developed mainly because individual farmers did not want to assume the risk of raising broilers independently. This is substantiated by three findings in the study: (1) Few growers obtained loans to finance the purchase of chicks, feed, and other supplies; (2) more than two-thirds of the contract growers who were interviewed said they could finance their own operations but were unwilling to do so because of the risk involved; and (3) less than 4 percent of these growers indicated that they had tried to borrow for the purpose of raising broilers.

Apparently, the policies of lending institutions were not responsible in any considerable degree for the development of contract farming, except possibly in one respect. Lending institutions were unwilling to accept the broilers alone as security for loans. Only the contracting dealers, who could offset losses on some flocks against profits on others and who also had profits from the sale of feed to absorb some losses, could afford to supply the funds needed for broiler production without requiring security for their investment in addition to the broilers. As growers generally were unwilling to mortgage their farms or houses to protect lenders, few requested loans with which to finance independent broiler operations.

Most growers preferred contract growing to independent operation, although as net worth increased, more and more growers accepted the risks of independent operation (table 3). For this reason, contract growing appears likely to continue as the predominant system in broiler production so long as the risks of broiler production continue to be as large as they are now and so long as broilers are produced largely by persons of small net worth.

Conclusions

Most of the broilers grown in Delaware in 1955 were produced under some type of contractual arrangement with the feed dealers. All of the evidence points to the conclusion that in 1955, most growers preferred to grow broilers under contract because this arrangement limited the risks they assumed. In most instances, it also assured them of a return for their labor and for their

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Table 3.- Percentage of growers who produced under contract and independently, by net worth, Lower Delaware, 1955 1/

Net worth (dollars)	Growers producing-		
	Under contract	Independently	Total
	Percent	Percent	Percent
Less than 5,000	98	2	100
5,000 - 9,999	99	1	100
10,000 - 14,999	93	7	100
15,000 - 24,999	93	7	100
25,000 - 49,999	90	10	100
50,000 - 99,999	85	15	100

1/ Excludes contracting and noncontracting dealers.

investment in housing and equipment. Apparently, they were willing to invest their funds, labor, and materials in broilerhouses, and equipment, and, if necessary, to borrow money for such purposes. But few were willing to accept all of the risks of investing in the chicks, feed, and other supplies needed for current production. Apparently, as net worth and size of operation increased, more growers felt that they could afford to accept the risks of broiler production.

"Vertical Integration," "Contract Farming" and "Agribusiness" are new terms which are now appearing in farm papers and in the farm vocabulary. These terms mean different things to the different people who use them. However, they do call attention to changes in agriculture, which are occurring rapidly. It is these changes with which progressive farmers need to keep pace. They could have far-reaching effects on the production, financing, and marketing of farm commodities. The best-known example of these changes is the change in the broiler industry. At present, it is estimated that more than 90 percent of the broilers are produced under contract. Contract farming also has developed in connection with laying flocks, turkeys, beef cattle, hogs, vegetables, fruits, and some other crops.

VETERANS' PROPERTY TAX EXEMPTIONS

McGehee H. Spears 1/

Property tax collections of State and local governments have increased steadily for more than 20 years. Levies on farm real estate alone have more than doubled since 1945, mainly because of rising government payrolls and greatly expanded outlays for public facilities, especially schools. But although demands on the property tax continue to grow, much property remains free of tax and the trend appears to be in the direction of still further erosion of the tax base. In some States, homestead exemptions remove almost half the value of all real property. 2/ Veterans' exemptions result in smaller exclusions, but they have shown a persistent tendency to grow.

In the 46 State legislatures that met in 1957, about 50 legislative proposals were introduced dealing with veterans' property tax exemptions. Although only a few were enacted, the number of these legislative proposals suggests the growing importance of this tax policy. No State considered legislation in 1957 to narrow or abandon the veterans' property tax exemption.

Twenty-eight States grant a property tax exemption to veterans (table 1). In 16 States, the exemption applies to both real and personal property. Ten States exempt real property only, and one allows exemption for personal property only. Seven of the 28 States - Arizona, Iowa, Louisiana, Michigan, Nevada, New Mexico, and Oklahoma - extend the same property tax exemption to all eligible veterans whether or not they are disabled. In 14 States - Alabama, Arkansas, Florida, Idaho, Indiana, Maine, Maryland, Massachusetts, North Dakota, Oregon, South Carolina, Tennessee, Utah, and Vermont - the property tax exemption is granted to disabled veterans only. In the remaining 7 States - California, Connecticut, New Hampshire, New Jersey, New York, Rhode Island, and Wyoming - the law allows a larger exemption to disabled than to nondisabled veterans.

If the veteran is deceased, several of the States allow the exemption to be applied to the property of the unmarried widow or of minor children, and in a few States, the exemption can be extended to the veteran's father or widowed mother.

Six States require as a condition for eligibility that the assessed value of all property owned by the veteran must not exceed a stipulated amount. For example, Arizona, California, and New Hampshire limit the exemption to veterans whose property does not exceed $5,000 in value. In Idaho, the property must not exceed $3,600 in cash value and the veterans' annual income cannot exceed $3,600. In Michigan, the taxable value of real and

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1/ On educational leave from Farm Economics Research Division, Agricultural Research Service, United States Department of Agriculture.

2/ See M. H. Spears, Homestead Tax Exemptions, this Review, Vol. 19, February 1957, pp 53-62.

Table 1.- Major legal provisions of State veterans' property tax exemptions, February 1958

States	Maximum exemption to nondisabled veterans	Maximum exemption to disabled veterans	Comments
Alabama		$3,000	Extended only to totally and permanently disabled veterans.
Arizona	$2,000		Extended only if veteran's total property assessment does not exceed $5,000 in value.
Arkansas		The homestead and personal property	State tax on all property repealed by Act 110, Laws, 1947. For all practicable purposes, this exemption is inoperative as this is the only tax levy to which it applies.
California	$1,000	$5,000	The $1,000 tax exemption extended only if total value of veteran's property does not exceed $5,000 in value.
Connecticut	$1,000	$3,000	
Florida		$500	Applies also to every widow, and to any person who has lost a limb or has been disabled by war or misfortune.
Idaho		$1,000	Extended on the homestead, to veterans whose entire property does not exceed $3,600 in cash value and whose annual income is not over $3,600.
Indiana		$2,000	
Iowa	$500		$500 exemption applies to veterans of service during and since World War II. World War I veterans receive a $750 exemption. Maximum exemption of $3,000 extended to veterans of Mexican War and War of Rebellion.
Louisiana	$5,000		Applies only to veterans' homesteads.
Maine		$3,500	Extended also to estates of aged and indigent persons.
Maryland		$6,000	Extended only on the homestead, to veterans with service-connected disabilities that preclude locomotion.
Massachusetts		$2,000 to $8,000	Applies only to real property taxes. Eligibility and the amount of exemption depend on the percentage of disability and war service.
Michigan	$2,000		Applies to real estate owned and used as a homestead, if the taxable value of real and personal property does not exceed $7,500.
Nevada	$1,000		Extended to veterans of World War I and II and Korean conflict.

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Table 1.- Major legal provisions of State veterans' property tax exemptions, February 1958-Continued

States	Maximum exemption to nondisabled veterans	Maximum exemption to disabled veterans	Comments
New Hampshire	$1,000	$5,000 or the homestead	The $1,000 exemption applies to the homestead, and is granted only if the assessed value of such property does not exceed $5,000. The $5,000 exemption is extended to real and personal property of totally disabled veterans, or to the entire homestead if purchased with Government assistance.
New Jersey	$500	The homestead	The $500 exemption applies to real and personal property.
New Mexico	$2,000		
New York	$5,000	$10,000	The $5,000 exemption applies to real estate purchased by the veteran with pensions, bonuses, and funds of similar nature from the Federal Government. The $10,000 exemption applies to real estate purchased with Government assistance. Exemption does not cover school taxes.
North Dakota		$10,000	Applies to homesteads of disabled veterans.
Oklahoma	$200		Applies to personal property only.
Oregon		$7,500	Applies to the homestead and personal property, if the veteran has 40-percent disability or more and if his income during last calendar year did not exceed $2,500.
Rhode Island	$1,000	$2,000	The $2,000 exemption is extended only to totally disabled veterans of World War I or II.
South Carolina		The homestead	Applies to homes of paraplegics, acquired under Federal laws, and to the disabled veteran's automobile.
Tennessee		$10,000	Applies to the homestead.
Utah		$3,000	Applies to real and tangible personal property. The veteran's percentage of disability determines the amount of tax exemption. The full exemption of $3,000 is allowed only to veterans having 100 percent disability.
Vermont		$2,000	Extended to homesteads of World War I and II veterans who have 50-percent disability or more. Not allowed to veterans who are receiving retirement pay. Veterans of Spanish-American or earlier wars are exempt on entire homestead.
Wyoming	$2,000		Aggregate tax benefit to any one nondisabled claimant is limited to $800. Disabled veterans, after receiving this tax benefit, are further exempt in proportion to their disability, up to a limit of $2,000.

personal property must not exceed $7,500, and in Oregon, the annual income from all sources cannot exceed $2,500.

Veterans' tax exemptions generally apply to the property tax levies of both State and local governments. 3/ However, as several of the States shown in table 1 have abandoned the use of the property tax, and others collect only small amounts of State revenue from this source, the exemption applies chiefly to local levies. Special assessments for such capital expenditures as irrigation, drainage, or sewers are levied against property owners, but ordinarily these levies are not considered property taxes. Veterans usually are not exempt from special assessments.

The exemption granted to eligible nondisabled veterans is limited in most States to $1,000 or $2,000. Two States - New York and Louisiana - exempt real property up to a maximum of $5,000. At the other extreme, New Jersey limits the amount of the exemption to the first $500 of the assessed value of real and personal property. Iowa sets the same maximum for veterans of service during and since World War II, and in Oklahoma, where the exemption applies to personal property only, the limit is $200. In those States that have special limits for disabled veterans, the amount of exemption ranges from $500 in Florida to $10,000 in New York, North Dakota and Tennessee, and in 4 other States, it may cover the entire value of the homestead without limit.

Because property is usually underassessed, the actual market value covered by the exemption is ordinarily far larger than these limits would suggest. For example, a house and lot actually worth $10,000 might well be assessed for only $4,000. On this basis, a veterans' exemption of $2,000, as found in Arizona, Michigan, New Mexico and Wyoming, would reduce the tax bill on this property by half, 4/ and in New York or Louisiana, the property would be free of tax entirely.

Resume of Legal Provisions

In general, to qualify for a veterans' tax exemption, a person must (a) have served on active duty with the United States Armed Forces during a period of national emergency; (b) must have been honorably discharged, and (c) must be a resident of the State. As noted, some States limit the exemption to veterans with service-connected disabilities.

In many of the States, eligibility for this exemption is narrowly defined. For example, to be eligible, a veteran in Nevada must have been a member of the Armed Forces during one of the following periods - April 6, 1917, to July 2, 1921; or December 8, 1941, to December 31, 1946; or June 1, 1950,

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3/ Arkansas exempts property only from State taxation, but no State property tax has been levied since 1947.

4/ This assumes that the tax rate is not affected by the reduction in the tax base.

to February 1, 1955. Michigan, New Mexico, and Wyoming also require service during specified periods, but the dates differ slightly. 5/

In all 28 States, the veteran is eligible for exemption only if he is a resident of the State. In Maine, the veteran must have been a resident at the time of entry into military service or for 10 years prior to initiating claim for property tax exemption. Several States require a veteran to have established State residence prior to a cutoff date. In Arizona, for example, veterans of World War II must have been State residents before September 1, 1945; World War I veterans must have been residents before January 1, 1927. Nevada requires that the veteran be a State resident for 3 years before he files for a property tax exemption. In New Mexico, veterans of World War I must have become State residents before 1934, veterans of World War II before 1947, and Korean War veterans before 1955.

All States require veterans to file applications for property tax exemption. Most States require an annual application to be made with the local tax officials. However, in both New York and Iowa, a veteran who has once filed and is qualified is not required to file each year to retain his tax-exemption status.

Fiscal Significance of Veterans' Property Tax Exemptions

Since World War II, the number of veterans entitled to tax exemptions and the value of the property exempted, have increased greatly as has the proportion of the total tax base removed because of this exemption.

There are three reasons for these increases: (1) The various States have enacted, or expanded the coverage of, this tax exemption at periods when an especially large number of veterans were eligible; (2) the market value of real estate has increased generally since 1946, and this rise is reflected on the tax rolls; 6/ and (3) population has increased at a particularly rapid rate in several of the States that have liberal exemptions.

From 1946 to 1956 (or the most recent year for which data are available), all the States that publish information on veterans' exemptions show a marked rise in the value of exempt property (table 2). In Arizona, the rise was more than fivefold, and in Indiana it was just under 500 percent. California, New Jersey, New Mexico, and Oregon all experienced increases of more than 300 percent. In Connecticut, the value of veterans' exempt property

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5/ These periods of service do not mean that only the veterans of recent wars are eligible for property tax exemptions. Several States have granted a property tax exemption to veterans since before 1900.

6/ However, in those States only veterans who own less than a certain value of property are eligible. Thus a rise in assessed values tends to disqualify some veterans.

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Table 2.- Assessed value of veterans' tax exempt property in 10 selected States, 1936-56

Year	Arizona	California	Connecticut	Indiana	Iowa	New Hampshire	New Jersey	New Mexico	Oregon	Wyoming
	Million dollars	Million dollars	Million dollars	Million dollars	Million dollars	Million dollars	Million dollars	Million dollars	Million dollars	Million dollars
1936	1/	86	28	3	36	5	20	10	2/	9
1937	1/	101	30	3	40	6	20	10	2/	9
1938	1/	106	30	3	39	6	22	11	2/	10
1939	1/	112	31	3	41	6	23	10	2/	10
1940	1/	104	32	3	41	6	24	10	2/	10
1941	6	121	33	6	42	6	24	10	4	10
1942	6	126	35	6	29	6	26	10	4	10
1943	5	121	41	7	28	6	27	10	4	10
1944	5	137	46	7	28	6	32	10	4	10
1945	5	162	50	7	40	6	34	10	4	10
1946	6	195	68	9	52	8	37	11	4	13
1947	11	296	90	19	64	13	50	17	4	15
1948	15	372	109	35	73	17	65	23	5	17
1949	17	435	125	32	78	20	76	19	5	18
1950	21	500	143	37	84	22	86	24	6	19
1951	24	584	161	44	90	24	99	37	8	21
1952	27	648	176	49	93	26	111	40	10	22
1953	29	686	188	53	96	28	122	42	11	23
1954	31	755	196	56	98	1/	132	46	12	24
1955	35	808	1/	1/	100	1/	145	50	12	25
1956	40	879	1/	1/	1/	1/	160	1/	16	17

1/ Not available.
2/ Exemption first granted in 1941.

almost tripled and in Iowa it almost doubled. In Wyoming, the rise was one of only 34 percent, because of a substantial drop in 1956. 7/

The rise in tax-exempt valuation has been far more rapid than the increase in assessed values as a whole. In all States for which data are available, veterans' exemptions accounted for a larger share of the tax base in 1956 than in 1941, and in all States except Wyoming, the share was greater than in 1946 (table 4).

Published data that indicate the increase in the number of veterans granted property tax exemptions are available only in Arizona and Iowa. In Arizona, the number of veterans granted exemptions increased from 25,000 in 1950 to 43,000 in 1956. In Iowa, the number increased from 151,000 in 1950 to 187,000 in 1955.

As one would expect, in view of the general uptrend in tax rates, the savings to veterans have also increased each year (table 3). 8/ It is estimated that the 43,000 eligible veterans in Arizona were released from property taxes of approximately $2 1/2 million in 1956, for a tax saving of almost $60 each. In 1955, the 187,000 eligible veterans in Iowa were released from an estimated tax bill of $5.8 million, or $31 each.

The aggregate tax loss, however, appears to be small when compared with the total amount of property taxes levied. As is shown in table 4, removal of the exemption would increase tax collections (at the existing rate of tax) by only a small percentage.

The greater significance of this tax exemption lies in its fiscal effects on local governments. Many of the 28 States that grant this tax exemption have abandoned the property tax for State revenue purposes, and in those States that have not done so, the amount collected is usually very small in proportion to revenue collected from other sources. Virtually all State governments have shifted main reliance from the property tax to income, excise, sales, and use taxes. But the property tax is still the primary source of revenue for local governments.

When the State exempts eligible veterans from property taxes, the tax base of local governments is reduced. But the reduction is not uniform for

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7/ The decline appears to have been caused by a provision enacted in 1955 limiting the aggregate tax benefit to any one individual to $800. This is one of the few examples of recent legislation to narrow rather than broaden the exemption.

8/ The tax saving was estimated by applying the average annual tax rate to the assessed value of veterans' property tax exemptions. Several State tax reports published an average tax rate. In other States, the total taxable value of all property, not including the value of exempt properties, was divided into the aggregate amount of property taxes levied to obtain an estimated average tax rate for that year. This calculation ignores any increase in tax rates that may be attributed to the reduction in property subject to tax.

2/ Exemption first granted in 1941.

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Table 3.- Tax-revenue equivalent of veterans' property tax exemptions in 10 selected States, 1936-56

Year	Arizona	California	Connecticut	Indiana	Iowa	New Hampshire	New Jersey	New Mexico	Oregon	Wyoming
	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars
1936--	1/	1/	656	82	1,121	179	832	247	2/	218
1937--	1/	1/	688	79	1,267	188	862	259	2/	228
1938--	1/	4,226	705	78	1,258	199	997	259	2/	239
1939--	1/	4,567	736	78	1,385	201	1,056	250	2/	245
1940--	1/	4,279	766	74	1,355	201	1,113	259	2/	248
1941--	228	5,053	801	150	1,390	197	1,163	254	98	250
1942--	170	5,374	828	144	942	190	1,205	248	154	225
1943--	143	4,912	955	167	931	179	1,254	245	135	231
1944--	114	5,345	1,089	162	965	182	1,495	244	143	229
1945--	157	6,517	1,190	182	1,484	194	1,621	242	144	260
1946--	199	8,398	1,683	292	2,041	295	1,906	249	179	352
1947--	461	15,179	2,481	683	2,808	480	2,746	388	209	473
1948--	656	18,417	3,064	1,331	3,606	695	3,821	530	273	560
1949--	844	23,429	3,736	1,224	3,428	865	4,639	466	302	648
1950--	1,198	26,831	4,184	1,360	3,879	962	5,360	620	337	689
1951--	1,228	33,535	4,869	1,702	4,392	1,056	6,407	944	475	740
1952--	1,390	36,727	5,445	1,967	4,774	1,174	7,550	1,052	598	764
1953--	2,112	39,258	6,042	2,303	5,171	1,243	8,569	1,164	680	851
1954--	1,753	44,267	6,331	2,524	5,445	1/	9,918	1,304	803	878
1955--	2,333	49,056	1/	1/	5,803	1/	11,059	1,508	819	952
1956--	2,450	54,351	1/	1/	1/	1/	12,645	1/	1,238	655

1/ Not available.
2/ Exemption first granted in 1941.

Table 4.- Veterans' exempt property and total assessed valuation in 8 selected States, 1941, 1946 and 1956

Table 4.- Veterans' exempt property and total assessed valuation in 8 selected States, 1941, 1946 and 1956

State	Veterans' exempt property			Total assessed valuation			Proportion of total valuation included in veterans' exemptions		
	1941	1946	1956	1941	1946	1956	1941	1946	1956
	Million dollars	Million dollars	Million dollars	Million dollars	Million dollars	Million dollars	Percent	Percent	Percent
Arizona	6	6	40	393	512	1,278	1.5	1.2	3.1
California	121	296	879	7,471	9,131	23,912	1.6	3.2	3.7
Connecticut	33	68	1/ 196	3,181	3,549	1/ 6,071	1.0	1.9	1/ 3.2
Iowa	42	52	2/ 100	3,004	3,125	2/ 4,552	1.4	1.7	2/ 2.2
New Jersey	24	37	160	5,469	5,214	7,509	0.4	0.7	2.1
New Mexico	10	11	2/ 50	325	394	2/ 872	3.1	2.8	2/ 5.7
Oregon	4	4	16	964	1,124	2,067	0.4	0.4	0.8
Wyoming	10	13	17	347	404	818	3.0	3.2	2.1

1/ 1954.
2/ 1955.

Reports of State Tax Commissions or other State authorities.

all taxing jurisdictions. In New Jersey, for example, the percentage of the assessed value of real and personal property that is tax exempt as property of veterans and widows of veterans ranges from a low of 1.1 percent in Essex County to 7.4 percent in Hudson County. Moreover, when the taxing districts within counties are examined, the percentages vary even more. For example, 12 of the 37 taxing districts in Camden County have lost from 0 to 3.3 percent of the real and personal property tax base because of the veterans' exemption; 7 have lost from 4.0 to 4.7 percent; 16, from 5.0 to 8.9 percent; and 2 have lost more than 9.0 percent. 9/

One result of this decrease in the tax base is to impair the revenue-raising capacity of local governments. The alternative, for those communities that are not already levying the maximum permitted under their tax limitations, is to increase tax rates. In its 1949 report, the New Hampshire Tax Commission states that the average tax rate of $4.31 could have been reduced to $4.19 if there had been no tax exemption. 10/ The effect of the higher rate is to shift more of the burden of local property taxation to owners of nonexempt property.

Reimbursement to Local Governments

Several of the 28 States that grant a veterans' property tax exemption reimburse their local governments specifically to compensate for the amount of taxes foregone. Maine municipalities are entitled to recover 70 percent of any tax loss that exceeds 3 percent of the local tax levy. Iowa allocates 5 percent of the gross receipts from liquor store sales to a fund administered by the State for the purpose of reimbursing local governments for property tax revenue foregone, but the reimbursement to any local government is limited to 2 1/2 percent of the assessed valuation of the tax-exempt property. Louisiana has a Property Tax Relief Fund from which a fixed percentage of the revenue from the alcoholic beverage tax, the State income tax, and the public utilities taxes are earmarked as reimbursements to local governments.

Conclusion

In terms of the amount of revenue involved, veterans' property tax exemptions are less significant than homestead exemptions. The tax saving to individual veterans may be sizable, but as a proportion of total property tax collections, the loss in revenue is small. Moreover, a fixed amount of tax exemption tends to diminish in significance as the value of property and the average rate of assessments rise, as they have done in recent years.

9/ Computed from the Annual Report of the New Jersey Division of Taxation, 1956, pp. 106-205.

10/ Thirty-Ninth Annual Report of the New Hampshire State Tax Commission, p. 9.

On the other side of the picture is the fact that the amounts of veterans' tax exemptions have shown a persistent tendency to increase in terms of both assessed valuation and revenue and as a proportion of all property. Veterans' exemptions have proved to be a popular means of expressing the debt of gratitude that society feels toward returning veterans. The cost to the public at large is small and widely diffused, in contrast to the direct and obvious gain to those who qualify. In any event, the number of States that offer property tax exemption to veterans has tended to increase, and in States that have such exemptions their scope has broadened.

Veterans' exemptions also have an impact on local government finances, but the effect is uneven. In States that reimburse local subdivisions for a substantial part of the loss of revenue, the effect may be partly offset. Effects are relatively small also in units that have little property removed from the tax rolls by virtue of the exemption. Other units, however, experience a greater loss of revenue; they may be forced to increase tax rates, seek some other source of revenue, or curtail services.

The growing importance of veterans' property tax exemptions, like other exclusions from the tax base, has implications also for the role of the property tax in State and local finance. The removal of property from the scope of local taxation undermines the revenue potential of the property tax, thereby causing increased reliance on State aid or other sources of needed revenue. The reduced importance of property taxation in the revenue structure of local governments in turn diverts attention from the urgent need to preserve the property tax base. Thus, the rise in veterans' exemptions is to some extent both a cause and a result of the trend toward less dependence by State and local governments on ad valorem taxation.

State tax legislation in 1957.- The postwar trend toward higher State tax rates continued in 1957. Income tax rates were increased in Idaho, Indiana, Kansas, and Montana. In Arkansas, Maine and Rhode Island, sales and use tax rates were raised. Gasoline taxes and cigarette tax rates each rose in seven States. In a number of States, temporary rates of income, sales, and gasoline taxes were extended or made permanent.

In California, a tax of 0.1 percent was authorized to be levied on the full cash value of baled cotton. The tax is attached at the time the cotton is ginned and baled. A special $9 million State property tax was levied in North Dakota to finance a Korean bonus. Under the new Minnesota "Free Port" law, dairy, poultry, vegetable and meat products, other than grain, produced or processed in Minnesota and stored in a warehouse under consignment to a person outside the State are freed from property taxation.

State legislatures ordered some 40 tax study groups to analyze tax structures and propose new changes. Lagging collection since the fall of 1957, which has resulted primarily from declining personal incomes and consumer purchases, will probably force new increases in 1958.

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REPORTS

NON-REAL-ESTATE CREDIT

At midyear, 1957, the non-real-estate loans to farmers held by banks and Federal agencies were only about 2 percent greater than a year earlier. But year-end data for the production credit associations and for member banks of the Federal Reserve System indicate that these debts were up substantially from a year earlier in the second half of 1957. New loans made to farmers were considerably greater, and repayments by farmers were less, than in corresponding months of 1956. Outstanding loans to farmers held by the production credit associations were nearly 27 percent higher on December 31, 1957, than a year earlier; the indicated increase in non-real-estate loans to farmers held by banks was 11 percent.

Increases during 1957 in the non-real-estate debt of farmers to banks and production credit associations combined exceeded 14 percent - the average for the country as a whole - in a band of States starting with Minnesota and South Dakota and extending south through Iowa, Nebraska, Arkansas, and Kansas, and then swinging east through Mississippi, Alabama, Tennessee, North Carolina, and Georgia. Texas and Arizona also had greater-than-average increases. For the most part, non-real-estate debts of farmers increased most in areas in which the harvests were affected by excessive moisture. Wet weather interfered with cotton, corn, and sorghum harvests and, in some areas, seriously damaged the quality of these crops. Through January 15, 1958, cotton ginnings in Southern States were only 65 percent as large as in the corresponding months of the 1956-57 season. Harvesting was late for much of the corn and sorghum crops and their moisture content was too high to permit growers to qualify for price-support loans. With cash receipts from sales and price-support loans down, and harvesting costs up in many areas, farmers required more new loans last fall than in other recent years.

Increased borrowing also developed, particularly in the Plains States and the western corn belt, from purchases of cattle to restock ranges and utilize the wet corn crop. These purchases, at higher prices than prevailed during the preceding fall, required much larger amounts of credit than farmers had used in the fall of 1956.

Most, if not all, of the production credit associations found it necessary in 1957 to raise their interest rates on loans to farmers. This resulted from increases in the discount rates of the Federal intermediate credit banks, which, in turn, were caused by higher costs of raising funds through sale of debentures. Country banks were in an easier position than were banks in the large cities, and probably they were under less pressure to raise interest rates on loans than were the production credit associations. But many country banks also raised their interest rates on loans to farmers in 1957, as rates on alternative investments increased and higher rates were paid on time deposits.

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Despite the tight money situation and higher interest rates that prevailed in 1957, ample funds apparently were available for financing farm operations. Reports indicate that inexperienced farm operators and those with thin equities or marginal units, have found it increasingly difficult to obtain credit, and that, even with the better credit risks, lenders are becoming more concerned about the purposes for which farmers want to borrow and about their ability to repay on schedule. But there is no evidence that loan funds available for financing agricultural operations were inadequate. The data indicate that lenders extended more credit and permitted larger carryovers of debt than usual during the fall of 1957.

COOPERATIVE FARM CREDIT SYSTEM

For the cooperative Farm Credit System, the year 1957 was marked by an increased demand for production credit; a decrease in both number and amount of loans made by land banks and banks for cooperatives; higher interest rates for borrowers on new loans; and increased farmer investment in the capital of the system.

In 1957, farmers and farmer cooperatives borrowed $2,847 million from the Farm Credit banks and associations of the Farm Credit System. This compares with $2,786 million in 1956. The System now consists of 12 Federal land banks, 950 national farm loan associations, 12 Federal intermediate credit banks, 497 production credit associations, and 13 banks for cooperatives. The 12 production credit corporations, which were formerly a part of the System, were merged with the 12 Federal intermediate credit banks on January 1, 1957.

Although the total amount of financing by the Farm Credit System was up 2 percent from the previous year, the pattern varied. The amount farmers borrowed from production credit associations increased by 16 percent but this increase was practically offset by a decrease of 24 percent in the amount farmers obtained in land bank loans through national farm loan associations and a decline of 11 percent in the amount farmer cooperatives borrowed from the banks for cooperatives.

Farm Mortgage Credit

Two major trends were apparent in the lending operations of the 12 Federal land banks and national farm loan associations. First, for the first time since 1942 the amount of loans made in the year were less than those made in the previous year. Second, interest rates on new loans increased, and this increase may have contributed to the smaller loan volume.

The decline in loans made, which averaged 24 percent for the System as compared with the previous year, was greater in the last half of the year than in the first 6 months. For the first half of the year, the amount of loans was down 17 percent from a year earlier; in the last half it was down 32 percent.

However, if balances on land bank loans refinanced were excluded, the decline in new money advanced was 17 percent for the year.

The Federal Land Bank of Columbia was the only land bank to increase the amount of loans made in 1957 compared with 1956. Loans for that bank were up 21 percent. In the other banks, the amount of loans made ranged from 7 percent less in Berkeley to 43 percent less in St. Louis.

Although the amount of new loans declined, the amount outstanding continued to increase following a trend upward which began in 1949. Loans outstanding on December 31, 1957, totaled $1.9 billion compared with $1.7 billion at the end of 1956.

The average size of new land bank loans increased by less than 1 percent - from $8,793 in 1956 to $8,868 in 1957.

Production Credit

Farmers borrowed more money from the production credit associations in 1957 than in any year since the associations were organized in 1933. Increased farm costs of most items used in farm production was a primary factor in the larger demand for credit. Other contributing factors were drought and floods which caused crop damage in some areas. Many farmers also were using increased amounts of credit to finance shifts to mechanized operations and to adjust to more productive and profitable farming enterprises. Still another factor was the increased demand for loans for capital purposes. The maximum authorized maturity on such loans was increased from 3 to 5 years by the Farm Credit Act of 1956.

The amount farmers borrowed from production credit associations in the first 6 months of the year was up 11 percent compared with the first 6 months of 1956; it was 22 percent higher in the last 6 months compared with that period in 1956. Loans made in 1957 totaled $1.7 billion as compared with $1.5 billion in 1956 - up 16 percent. All districts had increases; they ranged from 7 percent in New Orleans to 28 percent in Wichita.

The average size of new production credit association loans in 1957 was about $6,118, an increase of 13-1/2 percent over 1956.

Federal Intermediate Credit Banks

The 12 Federal intermediate credit banks, the source of loan funds of the production credit associations, made loans and discounts amounting to $2.3 billion, a new high, in 1957. This compares with $2.1 billion in 1956. Although the major part of this money went to finance the lending operations of the production credit associations, the banks provided credit to other agricultural credit institutions in the amount of $175 million in 1957, compared with $155 million in 1956.

Through the merger of the production credit corporations in the Federal intermediate credit banks, pursuant to the Farm Credit Act of 1956, the assets of these 12 banks were increased as of January 1, 1957, by $40.5 million, principally in the form of U. S. Government bonds; and their capital and surplus were increased by $40.15 million.

Banks for Cooperatives

More marketing, purchasing, and service cooperatives - 2,406 in all - had loans from the 13 banks for cooperatives by December 31, 1957, than at any previous year-end. The amount they had outstanding - $454 million - was down $3 million as compared with a year earlier.

The number of loans these cooperatives obtained during the year was down about 3 percent and the amount of loans was about 11 percent less. Practically all of this decline came in the last quarter of 1957. It was due mainly to an unusual marketing season for cotton and certain grain crops.

Lending Funds and Interest Rates

To finance their lending operations, the banks of the Farm Credit System sold more than $2-1/2 billion in bonds and debentures in the investment market in 1957. The cost of the money obtained averaged higher for the land banks and intermediate credit banks than at any time since the early thirties. The rates for bank for cooperatives debentures issued only since 1950, were the highest of record.

The average cost of funds obtained from land bank bonds outstanding December 31, 1957, was 3.59 percent, compared with 2.83 percent at the end of 1956. For outstanding debentures of intermediate credit banks, the average cost rose from 3.61 to 4.37 percent during 1957. The average cost of outstanding debentures of banks for cooperatives increased from 3.08 to 4.74 percent during 1957.

In general, as a result of this higher cost of money, interest rates to borrowers were adjusted upward. The rates on new Federal land bank loans ranged from 4 to 5 percent on December 31, 1956. By December 31, 1957, the range had gone up to 5-1/2 to 6 percent. In 1957, 10 land banks raised their rates by 1 percent and 2 by one-half of 1 percent.

The interest rates on production credit association loans ranged from 5 to 8 percent at the end of 1957 compared with 5 to 7 percent on December 31, 1956. The loan rates of banks for cooperatives were 3-1/4 to 4-1/2 percent on December 31, 1956 but ranged from 4-1/4 to 5-1/2 percent at the end of 1957.

The situation, however, changed in the early part of 1958. The cost of money in investment markets declined. For example, in March 1958 an issue

of intermediate credit bank debentures, maturing in 9 months, was sold at a cost of 2.55 percent, including selling costs. Comparable debentures issued in November 1957 cost 4.98 percent.

By March 1, four land banks had reduced their rates 1/2 of 1 percent. Three of these had raised their rates 1 percent in 1957, and one had raised its rate 1/2 of 1 percent. These banks also voluntarily reduced to the new rate the interest rates on loans made at the higher rate.

Some of the intermediate credit banks - those that had raised their discount rates most sharply in 1957 - reduced their rates in the first 2 months of 1958. Three banks for cooperatives also reduced their rates.

Farm Ownership

Additional progress was made toward the goal of complete farmer-ownership of the Farm Credit System in 1957. Investment of farmers and cooperatives in capital stock of the System rose to $251 million during 1957, an increase of 11 percent. The investment of the United States Government decreased to $224 million, or by 4.4 percent.

The Farm Credit Act of 1956 provided a plan for the 12 intermediate credit banks gradually to become farmer-owned through their production credit associations. On December 31, 1957, the PCA's investment in the banks totaled $8,958,000, and the Government's investment $83,000,000. About 92 percent of the 497 production credit associations are completely member-owned.

The 12 Federal land banks have been completely owned by the national farm loan associations since 1947. These associations, in turn, have always been completely farmer-owned.

Capital stock owned by cooperatives using the banks for cooperatives increased from $21 million to $26 million during the year.

FARM-MORTGAGE DEBT

Farm-mortgage debt continued to increase in 1957, but at a slower rate than in the previous year. Higher interest rates, less refinancing of short-term loans, fewer farm real estate transfers, and a generally tighter farm credit situation reduced the volume of farm-mortgage lending.

Total farm-mortgage debt outstanding on January 1, 1958, is estimated at $10.5 billion. The increase in 1957 was about 6 percent which compares with 9 percent in 1956. Nineteen fifty-seven was the 12th consecutive year in which farm-mortgage debt had increased. The total of $10.5 billion at the beginning of 1958 was exceeded only in 1922, 1923, and 1924.

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Table 1.- Interest rates on farm-mortgages recorded, by region and lender, quarter ending March 31, 1955 and 1957 1/

Region and year	Insurance companies	Banks and trust companies	Individuals	Federal land banks	Miscellaneous lenders	All lenders
	Percent	Percent	Percent	Percent	Percent	Percent
Northeast: 2/						
1955	5.05	5.28	5.01	4.50	5.52	5.12
1957	5.13	5.57	4.87	4.99	5.16	5.23
Corn Belt:						
1955	4.31	4.99	4.62	4.00	4.92	4.51
1957	5.00	5.43	4.72	4.27	4.93	4.90
Lake States:						
1955	4.32	5.14	4.27	4.00	4.71	4.48
1957	4.87	5.40	4.11	4.48	4.54	4.70
Appalachian:						
1955	4.85	5.70	5.46	4.48	5.47	5.35
1957	5.05	5.86	5.44	4.56	5.46	5.41
Southeast:						
1955	5.11	6.31	6.17	4.62	5.73	5.74
1957	5.65	6.84	6.16	4.82	5.86	6.03
Delta States:						
1955	4.77	6.31	5.95	4.00	5.22	5.24
1957	5.16	6.39	6.12	4.52	5.66	5.69
Southern Plains:						
1955	4.93	5.73	5.28	4.00	4.95	4.94
1957	5.56	6.27	5.39	4.16	4.61	5.15
Northern Plains:						
1955	4.60	5.08	4.53	4.00	4.57	4.46
1957	5.25	5.54	4.56	4.22	4.47	4.71
Mountain:						
1955	4.61	5.86	5.26	4.00	4.96	4.88
1957	5.47	6.26	5.34	4.43	4.78	5.15
Pacific:						
1955	4.90	5.68	5.00	4.00	4.68	3/ 4.94
1957	5.52	5.97	5.27	4.46	5.49	5.28
United States: 2/:						
1955	4.55	5.50	5.04	4.09	5.18	4.87
1957	5.21	5.86	5.17	4.40	5.27	5.19

1/ Data for 1955 by Farm Credit Administration; 1957 data compiled by Agricultural Research Service, Farm Economics Research Division.

2/ Excludes Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, and Connecticut.

3/ Revised.

Interest rates on farm-mortgage loans made in 1957 were generally higher than in 1956 and 1955 for institutional lenders such as commercial banks, life insurance companies, and Federal land banks (table 1). A comparison of interest rates on farm mortgages recorded in the first quarters of 1955 and 1957 showed for this 2-year period a rise in the average rate for all lenders from 4.87 to 5.19 percent. This was mainly because of increases in the rates for institutional lenders. In most regions, there was little significant change in the rates received by individuals, and the average for the United States increased only from 5.04 to 5.17 percent. The average rate for the miscellaneous group (which includes the Farmers Home Administration) for the United States increased from 5.18 to 5.27 percent.

Table 2.- Interest rates charged by Federal land banks, by districts, January 1, 1957 and 1958

District	January 1	
	1957	1958
	Percent	Percent
Springfield	5.0	6.0
Baltimore	5.0	6.0
Columbia	5.0	6.0
Louisville	4.5	5.5
New Orleans	4.5	5.5
St. Louis	5.0	5.5
St. Paul	4.5	5.5
Omaha	4.5	5.5
Wichita	4.5	5.5
Houston	5.0	5.5
Berkeley	4.5	5.5
Spokane	5.0	5.5

Farm Credit Administration.

Table 3.- Farm-mortgage recordings: Number, amount, average size, and percentage change, all lenders, by regions, 6 months ending June 30, 1956 and 1957

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Region	Number recorded			Amount			Average size		
	1956	1957	Percentage change 1/ 1956-57	1956	1957	Percentage change 1/ 1956-57	1956	1957	Percentage change 1/ 1956-57
	Number	Number	Percent	1,000 dol.	1,000 dol.	Percent	Dollars	Dollars	Percent
Northeast	11,000	10,400	-5	101,200	86,900	-14	9,200	8,400	-9
Corn Belt	33,500	28,700	-14	304,200	259,100	-15	9,100	9,000	-1
Lake States	16,100	14,500	-10	110,100	106,600	-3	6,800	7,300	7
Appalachian	27,000	25,600	-5	123,200	115,500	-6	4,600	4,500	-1
Southeast	23,800	27,600	16	105,300	126,900	21	4,400	4,600	4
Delta States	14,100	13,900	-2	80,800	79,800	-1	5,700	5,700	2/
Southern Plains	11,000	9,500	-14	128,000	103,400	-19	11,600	10,900	-6
Northern Plains	13,600	12,300	-10	116,100	108,700	-6	8,600	8,800	4
Mountain	8,400	7,900	-7	110,500	112,100	2	13,100	14,200	9
Pacific	14,200	11,600	-18	179,700	166,900	-7	12,600	14,400	14
United States	172,700	162,000	-6	1,359,100	1,265,900	-7	7,900	7,800	-1

1/ Computed from unrounded data.
2/ Less than 0.5 percent.

Farm Credit Administration.

In the last quarter of 1957, leading life insurance companies in the farm-mortgage field generally reported minimum rates of 5.5 percent with a fair proportion of business at higher rates. During the year, each of the Federal land banks increased its rates in response to the higher cost of funds obtained through the sale of land-bank obligations. By November 1, 1957, 9 of the land banks were charging 5.5 percent and 3 charged 6.0 percent (table 2).

Indications are that the rise in farm-mortgage interest rates will not continue in 1958. The average yield on all outstanding issues of Consolidated Farm Loan Bonds was 3.70 percent in September 1956, 4.25 percent in September 1957, but only 3.10 percent in January 1958. Similarly, yields on most corporate and Government obligations have been declining since September or October 1957. As a result, such alternative investments as farm mortgages are becoming relatively more attractive to investors and lenders.

The volume of farm-mortgage lending was down in 1957. In the first half of the year, the number of farm mortgages recorded was 6 percent below the number recorded in the same period in 1956, the amount was 7 percent less, and the average size declined 1 percent (table 3). The largest declines in the amount recorded were shown by the Federal land banks and by insurance companies. There was a small decline for banks and trust companies, but individuals and miscellaneous lenders showed increases.

The reduced volume of farm-mortgage lending in 1957 probably reflected several factors, which included resistance by borrowers to higher rates, some shift by farmers from long-term to short-term credit, and less refinancing of short-term debt into long-term loans. Both the Federal land banks and leading life insurance companies in this field reported a shift in purposes of loans with a smaller proportion used for refinancing. Increasing use has been made of seller financing in connection with farm real estate sales. This is reflected in the increased amount of farm mortgages recorded by individuals.

FARMERS HOME ADMINISTRATION - 1957

During 1957 the lending activities of the Farmers Home Administration continued at about the same dollar volume level as the year before. Repayments also came in at the same general level as in 1956.

A moderate demand developed for loans for the operation and development of farms whose operators were employed part-time in industry. These loans were first authorized in 1956 in connection with rural development. A stronger demand developed for another type of loan authorized in 1956, the real estate loan made primarily for refinancing debts.

The total volume of credit supplied through the regular real estate and operating-loan programs of the agency increased somewhat over the previous year. This was due primarily to a demand for adjustment-type credit which in turn was reflected in increased appropriations. Emergency loan volume dropped sharply with the ending of the long drought in the Great Plains area.

As in the past, the bulk of the loans were used to develop and strengthen family-type farms. The Farmers Home Administration continued to emphasize the policy of extending credit to farm families who have or can obtain the land, labor, and other resources needed for successful farming, but who could not obtain from local sources the credit needed to finance their operations.

Loans made and insured by the Farmers Home Administration during 1957 totaled $339,584,000 compared with $340,767,000 advanced in 1956. Collections on principal and interest were $298,000,000 in 1957 compared with $291,900,000 for the previous year.

Approximately 196,000 farmers, including those who had not completely repaid advances obtained in previous years, used the agency's credit services during the year. The number of loans made during the year totaled 117,000.

More than 33,900 borrowers repaid their loans in full in 1957 and were thus able to obtain credit through other sources.

During 1957, loans for the purchase of equipment and livestock and the financing of fertilizer, insecticides, fuel, and other farm and home operating costs were made to 78,000 farmers for a total of $175,301,000. Loans to buy, develop or enlarge farms, or to refinance debts, were made to 5,319 farmers for a total of $67,515,000, of which $23,255,000 was provided through the insured loan program. Soil and water conservation loans were advanced to 1,285 farmers or associations for a total of $8,614,000, of which $1,879,000 was insured. Farm housing loans for construction and repair of farmhouses and other essential farm buildings were made to 4,000 farmers for a total of $26,188,000. In addition, 28,064 farm families in flood, drought, and other emergency loan areas used $61,966,000 to maintain their farming operations.

Approximately $4,852,000 was loaned for operating expenses to 3,603 farmers who had part-time employment and $3,328,000 was advanced for farm development to 413 who owned less than family-type farms. Real estate loans totaling $20,051,000 were advanced to 1,678 farmers, mainly for the refinancing of debts.

NEW LAWS TO REDUCE TAXES ON SUBURBAN FARMLAND

Owners of farmland in areas of rapid suburban growth are watching with interest developments in California, where a new State law requires farmland to be assessed for taxation exclusively on the basis of its agricultural use. The purpose of this act is to forestall increases in real estate taxes that result when expansion of population forces land values upward and at the same time places added demands on the local tax base. In California, much rich farmland that has become too valuable and too heavily taxed to be used for farming has gone into residential or commercial use.

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In its first year of operation, however, the effects of this new law have been negligible. The law requires that land "which is zoned and used exclusively for agricultural or recreational purposes, and to which there is no reasonable probability of the removal or modification of the zoning restrictions within the near future" shall be assessed exclusively on the basis of its agricultural use. This wording has been interpreted by most county assessors to require no change from existing assessment practices. Land that shows no probability of being used in the foreseeable future for any purpose other than agriculture presumably would have a market value based exclusively on its agricultural use and would properly be assessed as farmland. Land that is likely to be bought and used for nonfarm purposes, however, appears to lie beyond the protection of this law. It can still be assessed and taxed on the basis of a higher use.

State officials in California believe that no other interpretation is possible. A broader construction, such as that of requiring assessors to ignore nonfarm influences on the market value of land, would conflict with the constitutional requirement that all taxable property be assessed in proportion to its true market value.

Nevertheless, California farm organizations intend to continue their efforts to obtain tax relief for the owners of suburban acreage. Other States are adopting a similar approach to this problem. Florida enacted legislation last year (chapter 57-195) which appears to require the assessor, in valuing farmland to ignore the fact that any or all of the property may be embraced in a plat of a subdivision or other real estate development. The effectiveness and constitutional status of this legislation remain to be seen.

DEPOSITS OF INSURED COMMERCIAL BANKS

Total deposits of insured commercial banks increased by only 0.1 percent during the year ending in mid-1957 (table 1). 1/ The deposits of these banks have risen each year since 1948-49. The increase in 1956-57 was the smallest in all that period, probably because of the restrictive policies adopted by the Federal Reserve system to curb inflation.

During both 1955-56 and 1956-57, percentage increases in total deposits were greater in the selected agricultural counties and in other counties that contain small trading centers than in counties that contain the major trade and financial centers. As loan expansion was greater in the major trade and financial centers this disparity in the growth of deposits reflects a strong tendency for bank funds to flow outward from the major centers to smaller places throughout the country.

1/ In 1957, the data on deposits were as of June 6, whereas in earlier years, they were as of June 30.

Table 1.- Percentage change in total deposits of insured commercial banks, by class of county and by region, July 1, 1956 - June 6, 1957 1/

Region	All counties	Counties that contain-			Selected agricultural counties 4/
		Major trade and financial centers 2/	Secondary trade and financial centers 3/	Small trading centers 4/	
	Percent	Percent	Percent	Percent	Percent
Northeast	-1.6	-4.0	+1.9	+2.4	-0.2
Corn Belt	-0.5	-2.9	-0.1	+3.2	+4.6
Lake States	+1.2	-1.9	+2.3	+3.6	+4.9
Appalachian	+2.1	5/	-0.5	+4.1	+6.0
Southeast	+5.6	5/	+2.9	+8.5	+6.1
Delta	+3.0	5/	-0.9	+6.1	+6.6
Southern Plains	-2.1	-5.6	-1.3	+0.4	-0.3
Northern Plains	+1.0	5/	-3.5	+2.7	+3.1
Mountain	+3.5	5/	+5.6	+1.3	+0.5
Pacific	+2.0	+1.9	+2.5	+3.0	-3.8
United States	+0.1	-2.3	+1.2	+3.4	+3.6

1/ Data not adjusted for changes resulting from bank absorptions.
2/ Counties that had total deposits of $1 billion or more on June 30, 1948.
3/ Counties that had total deposits of $100 million to $1 billion on June 30, 1948.
4/ Counties that had total deposits of less than $100 million on June 30, 1948. From these counties, the 618 agricultural counties were selected. In all except a few of these agricultural counties, the farm population, according to the 1940 census, was more than half the total population and no town or city had a population as large as 15,000. Total deposits of the 618 selected agricultural counties on June 30, 1956, constituted only about 11 percent of the total deposits of all counties that contained small trading centers.
5/ This region contains no county that had $1 billion or more of deposits on June 30, 1948.

Reasons for this flow are not entirely clear as agricultural income has increased much less rapidly than have wages and income from commercial and industrial enterprises. Probably, the flow reflects the spread of industry to the smaller communities.

Among the selected agricultural counties, the largest gains in deposits during 1956-57 occurred in the Appalachian, Southeast, and Delta regions. Decreases are shown in the table for the Northeast, Pacific, and Southern Plains regions. However, the indicated decrease in agricultural counties of the Pacific region may reflect the effects of mergers or absorptions of banks rather than an actual decrease in bank deposits.

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FEDERAL CROP INSURANCE

Crop losses were below average on all of the major crops insured under the Federal Crop Insurance program in 1957. As a result, premiums collected were about $6 million more than indemnities paid to farmers. The loss ratio was the second lowest in 18 years of experience. Relatively large losses of flax were caused by excess moisture and aster yellows, a disease. Heavy losses of citrus fruit were caused by freezes. Loss experience since the program was started in 1939 is shown, by crops, in table 1.

A new contracting method is being initiated in 1958 to cover additional crops in counties in which insurance has been available. Since the program began in 1939, coverage in most counties has been limited to a single crop. A standard policy has been developed to which endorsements are added for each crop the applicant elects to insure. This wider choice of insurance will permit more adequate protection for farmers. By 1959, this change will have been extended to many of the counties where insurance programs are now operating. For example, insurance on soybeans will be offered in many counties where corn has been the only crop covered and coverage on barley will be added to the wheat program in other counties.

More details on operation of the programs in recent years, by commodities, are shown in table 2.

MORTALITY RATES OF FARMERS COMPARED WITH OTHER OCCUPATIONS

The mortality rates for farmers and farmworkers aged 20 to 64 compare favorably with the mortality rates for workers at these ages in other occupations. In a study based on 1950 data, which compared various occupational groupings (males only), farmers and farmworkers ranked second highest in mortality for the younger ages (those under 35); but they ranked lowest for ages 50 to 64. These facts are presented in the report of a study recently issued by the National Office of Vital Statistics. 1/

In the report, various occupations were classified into six occupational levels as follows: Professional workers, technical, administrative and managerial workers; proprietors, clerical, sales and skilled workers; semi-skilled workers; laborers (except farm and mine); and agricultural workers, which includes farm operators as well as farm laborers.

Based on a "standardized mortality ratio," which is "an age-adjusted rate shown as a ratio to the average death rate for all men aged 20-64," the

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1/ Moriyama, I. M. and Guralnick, L., Occupational and Social Class Differences in Mortality, Natl. Off. Vital Statis., Public Health Serv., Dept. Health, Educ., and Welfare. Reprinted from "Trends and Differentials in Mortality," Proceedings of a Round Table at the 1955 annual conference, Milbank Memorial Fund, 40 Wall Street, New York 5.

Table 1.- Indemnities paid as percentages of all-risk crop-insurance premiums, by program, United

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Table 1.- Indemnities paid as percentages of all-risk crop-insurance premiums, by program, United States, 1939-57 1/

Year	Wheat	Cotton	Flax	Corn	Tobacco	Dry edible beans	Multi-ple crops	Citrus fruit	Soy-beans	Barley	Total all crops
	Percent	Percent	Percent	Percent	Percent	Percent	Percent	Percent	Percent	Percent	Percent
1939	164	---	---	---	---	---	---	---	---	---	164
1940	151	---	---	---	---	---	---	---	---	---	151
1941	168	---	---	---	---	---	---	---	---	---	168
1942	134	173	---	---	---	---	---	---	---	---	149
1943	172	198	---	---	---	---	---	---	---	---	182
1944	2/	2/	---	---	---	---	---	---	---	---	2/
1945	45	383	60	165	79	---	---	---	---	---	248
1946	53	344	182	83	41	---	---	---	---	---	178
1947	64	113	64	221	100	---	---	---	---	---	81
1948	58	43	51	17	44	28	6	---	---	---	53
1949	145	197	62	16	66	64	16	---	---	---	132
1950	52	281	42	126	61	183	94	---	---	---	91
1951	106	82	49	238	49	314	165	0	---	---	112
1952	85	44	79	25	79	56	233	4	---	---	97
1953	125	105	95	17	190	62	91	0	---	---	115
1954	142	56	77	56	89	159	150	0	---	---	124
1955	126	84	77	146	39	56	141	3	75	---	114
1956	109	67	54	335	28	95	128	21	76	36	126
1957	60	65	246	40	34	106	73	376	93	36	65

1/ Wheat, cotton, and flax insured nationally through 1947; on trial basis in selected counties, 1948-57. All other crops on trial basis to date.
2/ No program in effect.

Federal Crop Insurance Corporation.

Table 2.- Selected operating data for Federal Crop Insurance programs, United States, 1954-57

Program and year	Counties in which operated	Farmers insured	Maximum liability	Premium	Indemnity
	Number	Number	1,000 dollars	1,000 dollars	1,000 dollars
Wheat:					
1954	402	167,118	144,027	12,983	18,485
1955	400	152,284	125,245	13,212	16,681
1956	389	143,059	114,059	11,307	12,342
1957 1/	390	108,058	88,363	8,115	4,850
Cotton:					
1954	101	30,254	28,395	1,494	839
1955	101	25,906	23,718	1,251	1,055
1956	116	36,922	29,872	1,693	1,137
1957 1/	119	37,132	18,035	1,096	707
Flax:					
1954	53	19,678	8,575	939	719
1955	50	15,150	6,011	704	544
1956	52	13,415	5,566	647	347
1957 1/	52	15,098	4,408	515	1,268
Corn:					
1954	99	37,334	29,433	1,378	766
1955	102	35,538	27,164	1,366	2,011
1956	113	49,707	41,037	2,709	9,087
1957 1/	115	39,388	28,319	2,236	900
Tobacco:					
1954	107	121,764	70,634	2,364	2,107
1955	127	131,997	72,482	2,722	1,073
1956	143	114,329	59,113	2,176	618
1957 1/	149	87,099	46,582	1,631	555
Dry edible beans:					
1954	24	5,157	3,128	182	290
1955	17	3,624	2,035	135	89
1956	16	3,072	1,868	124	118
1957 1/	16	3,531	1,697	108	114
Multiple crops:					
1954	96	47,930	68,573	3,210	4,824
1955	83	41,459	51,323	2,827	4,024
1956	101	60,310	51,718	3,235	4,144
1957 1/	124	40,427	49,835	3,355	2,441
Citrus fruits:					
1954	2	380	1,586	105	0
1955	2	490	1,414	94	3
1956	2	1,118	1,529	107	23
1957 1/	2	1,066	1,458	95	359
Soybeans:					
1955	6	1,241	455	28	21
1956	7	1,600	687	45	34
1957 1/	7	1,386	743	51	47
Barley:					
1956	9	1,931	1,294	102	39
1957 1/	14	2,439	2,518	190	68
Peaches:					
1957 1/	1	92	148	37	22
Total, all crops:					
1954	884	429,615	354,351	22,655	28,030
1955	888	407,689	309,847	22,339	25,501
1956	948	425,463	306,743	22,145	27,889
1957 1/	989	335,716	242,106	17,430	11,332

1/ Preliminary.

nonwhite farmers and farmworkers had a mortality rate almost twice as high as that for agricultural workers of all races combined.

The mortality rates for farm and nonfarm workers increased appreciably with advancing age, as shown in table 1. And nonwhite agricultural workers had a much higher mortality rate than that for all agricultural workers of all races combined.

CROP INSURANCE IN CEYLON

A trial crop-insurance program on paddy (rice) is contemplated in 6 districts of Ceylon. 1/ Both the Maha (spring) and Yala (fall) crops would be covered. The insurance, which is essentially "all risk," would be sold under a continuous contract (for at least 5 years) and would be compulsory in the areas where it is made available.

The average premium rate is expected to be about 12 rupees per acre. Valued at the fixed price, this is equivalent to one bushel of rice. Premiums would be collected after harvest.

Everyone in an area would have the same coverage and pay the same premium rate per acre. The coverage would be (1) 50 percent of the long-term area-average yield, valued at the fixed price, or (2) the average cost of cultivation per acre - whichever is less. It is believed that (1) will apply in most areas.

In case the area annual yield drops below 70 percent of the long-term area-average yield, all growers in the area would be paid the same indemnity per acre. This indemnity, in bushels per acre, in the case of (1) above would amount to:

> Fifty percent of the difference between (1) the long-term area-average yield, and (2) the area annual yield.

The indemnity in bushels would be valued at the fixed price (as in the United States) and would be payable in rupees.

The kind of crop insurance program planned for Ceylon was influenced by the high proportion of small rice plantings. Almost half of the acreage is in 1-to 5-acre tracts. Because of the number of small units, the annual yield for an area (of at least 200 acres) was deemed to be the most practical basis for determining indemnity payments. In Ceylon, rice is a deficit or import crop.

During the first 5 years, if claims exceed premiums plus 10 percent of the reserve, losses may be prorated. In later years, they may be prorated

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1/ In Ceylon, "paddy" means unhusked rice.

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Table 1.- Provisional death rates for men 20 to 64, by occupation, age, and race, United States, 1950 1/

Age and race	Occupation					
	Professional	Technical, administrative and managerial	Proprietors, clerical, sales, skilled	Semi-skilled	Laborers (except farm and mine)	Agricultural workers
	Death rate per 100,000					
All races						
20-24	95.9	146.8	139.6	176.1	372.4	257.5
25-29	92.6	141.7	144.2	190.1	438.1	257.7
30-34	135.1	168.4	183.6	242.3	575.5	284.5
35-44	288.9	333.4	379.0	451.0	954.6	400.3
45-54	946.9	944.2	1,036.0	1,116.2	1,944.6	916.3
55-59	1,922.3	1,858.5	2,081.3	2,015.1	2,993.6	1,716.2
60-64	2,886.0	2,884.8	3,137.2	2,905.4	3,824.6	2,539.4
Standardized mortality ratio	84	87	96	100	165	88
Nonwhite						
20-24	0	268.3	177.9	224.1	608.0	410.7
25-29	2/	329.2	223.6	304.0	704.5	473.2
30-34	2/	329.8	322.3	416.4	938.6	617.4
35-44	2/	672.4	538.9	621.5	1,443.6	784.7
45-54	2/	1,458.8	1,316.4	1,366.3	2,790.9	1,778.7
55-59	2/	3,398.1	2,473.3	2,315.7	4,815.8	3,149.8
60-64	2/	4,767.6	3,521.4	2,679.3	5,874.4	4,445.7
Standardized mortality ratio	101	151	120	123	263	167

1/ Excludes students, members of the Armed Forces, and persons who have never worked.
2/ Frequencies too small for rate computation.

only if claims exceed premiums plus 20 percent of reserves. Uninsurable risks will be excluded in the selected areas.

Attention is directed to the fact that an "area" method of setting losses, which is independent of the individual farm yield, is also used in Canada. 2/

2/ See "Canadian Prairie Farm Assistance Act," appearing in the November 1955 issue of this publication.

CALIFORNIA STUDY SHOWS INSURANCE AS A COST OF PRODUCTION 1/

A detailed study of nine farms in California on which cotton and other crops were grown shows that property-insurance premiums averaged $411 per farm, or $2.36 per crop acre. Such costs averaged 1.2 percent of total costs. Crop-hail insurance was not carried on any of the farms.

The study covered 3 farms in each of 3 size groups (80, 160 and 320 acres). Insurance and other costs were allocated by crops. In the case of cotton, storage costs were included with insurance. Fire insurance premiums on stored crops and on buildings housing them were allocated to such crops for the limited time that they occupied the space. Social security taxes and workmen's compensation insurance premiums on hired labor were included in insurance costs.

Insurance costs by size of farm are shown below.

Size (acres)	Farms	Premium		
		Average per farm	Percentage of total cost	Average per crop acre
	Number	Dollars	Percent	Dollars
80	3	253	1.5	3.10
160	3	411	1.2	2.69
320	3	567	1.1	1.98
187	9	411	1.2	2.36

It will be noticed that as farm size increased, the aggregate premium per farm increased; but the average premium per crop acre decreased, as did the premium cost as a percentage of total cost.

1/ "Inputs and Costs for Producing Field Crops," California Agr. Expt. Sta., Giannini Found. Mimeo. Report 192, in cooperation with the Production Economics Research Branch, Agricultural Research Service, United States Department of Agriculture, Dec. 1956.

1/ Excludes students, members of the Armed forces, and persons who have never worked. 2/ Frequencies too small for rate computation.

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STOCK COMPANY FIRE INSURANCE EXPERIENCE WITH UNPROTECTED FARM PROPERTY IN NEW YORK STATE, 1931-55

An analysis of the experience of stock fire insurance companies with unprotected 1/ farm property in New York during 1931-55, made by the New York Fire Insurance Rating Organization, indicates an overall downward trend in loss ratios (losses paid divided by premiums collected). These data reflect the experience on unprotected farm property (only); they do not include farm-residence losses except those in wholly unprotected areas.

During this 25-year period, premiums collected totaled $51.8 million and losses paid totaled $32.2 million. A trend line fitted to the annual loss ratios for the 25 years indicates that they have declined on the average by about 2 percent a year.

A trend line was then fitted to the 5 annual loss ratios for each of the five 5-year periods included in the longer period. The slope of each of these trend lines is shown in table 1. The greatest decline in annual loss

Table 1.- Loss ratios and trend-line slopes, by 5-year periods, based on experience of stock fire insurance companies with unprotected farm property, New York, 1931-55

Period	Loss ratio 1/	Slope of trend line	
		Annual increase	Annual decrease
	Percent	Percentage points	Percentage points
1931-35	97.4		13.7
1936-40	67.9	0.2	
1941-45	54.7		3.8
1946-50	51.9	.1	
1951-55	56.8	4.9	
1931-55	65.7		2.0

1/ Aggregate losses paid divided by aggregate premium income.

1/ Without approved fire department services.

ratios (almost 14 percentage points per year) occurred during 1931-35, during and immediately after the depression of the 1930's. This decline occurred because of the extremely high loss rates (which were partly the result of overinsurance) during the early years of this period. The greatest increase (almost 5 percentage points per year) occurred during 1951-55. During this period, property values and replacement costs increased at a faster rate than did the amounts of insurance carried by farmers. As a result, the premium income from underinsured property declined in relation to the higher indemnities that resulted from the increased cost of replacements on partly damaged properties.

FOREST FIRE INSURANCE IN GEORGIA

Timber insurance covering native pines and hardwoods has been made available in Georgia by the Forest Insurance Company of Atlanta. Perils insured are those of fire, lightning, and insects (if resulting from fire damage). Insurance is written only in the counties that come under the protection of the Georgia Forestry Commission. The minimum premium is $10 per policy.

Coverage A, the basic plan, applies to unmerchantable pine trees (size from 1 inch in diameter 6 inches above ground to merchantable size) that are killed by fire or insects (resulting from fire). The cost is 13 1/2 cents per acre and the insurance pays up to a maximum of $15 per acre, based on a stand of no more than 600 trees per acre.

Coverage B applies to partial damage of the remaining live unmerchantable pine trees (as previously described). It may be written only in combination with coverage A. The cost for this coverage is 4 1/2 cents per acre for a maximum payment of $5 per acre.

Coverage C applies to loss or damage to merchantable pine and hardwood trees (5 inches or more in diameter, 4 1/2 feet above ground). If written in combination with coverage A, the premium for coverage C is 6 cents per acre. The insurance pays up to a maximum of $30 per acre.

Coverage D applies to planted seedling pine trees (less than 1 inch in diameter 6 inches above ground) that are killed as a result of the perils previously described. It is usually written as an endorsement to the basic policy at a rate of 6 1/2 cents per acre if in combination with coverage A, or at 20 cents per acre if written alone. It is a term policy under which the coverage increases automatically with the age of the trees. It increases from a maximum of $10 per acre for seedlings 1 year old or less, to a maximum of $15 when they are 5 to 6 years old.

The contract provides that a farmer need not insure all the tracts he owns, but he must insure the total forested acreage on any one tract upon which he obtains a policy. Two kinds of deductible clauses apply. On tracts of 600 acres or less the policy carries a 5-acre "franchise"-type deductible,

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under which the company does not pay losses for damage to 5 acres or less, but it does pay the loss on the first 5 acres if more than 5 acres are damaged. On tracts of more than 600 acres, a straight deductible applies. Under it the company deducts from the total damaged acreage 10 acres or 1 percent of the acreage in the tract, whichever is greater, and pays the farmer for the rest.

For merchantable trees, the company will pay to the insured 80 percent of the loss, represented by the difference in value of the timber before and after the fire. The contract provides for a predetermined price level on saw timber and cordage from which salvage is deducted in calculating the indemnity. The company cautions that it will not be responsible for losses occurring as a result of the insured burning brush or other combustibles on the premises, whether or not such burning is called "control burning," unless written permission to burn is given.

Teen-agers - like adults - are finding out that they live in a cash economy. Nowadays, it takes considerable money to live, to get the things one wants for recreation and education. To achieve the most from the little money that farm teen-agers have, financial experts agree that spending must be planned. Three basic steps are involved.

1. Knowing what money there is to spend.
2. Planning what to do with it.
3. Seeing that the plan is carried through.

Step 1.- This means estimating as well as possible the amount of cash that will be available over a period of time - say, during the next year. Money may come from an allowance or from earnings. Estimates will be tentative but some figure on available cash is needed to work with. Often after completing steps 2 and 3, a teen-ager will have an incentive to plan new ways of earning money.

Step 2.- To plan spending, a teen-ager should first analyze his needs. Usually, they include clothes and current expenses for school and church. Then he should look to his wants, such as hobbies and recreation. These wants are virtually unlimited and to keep within the expected available cash many must be eliminated. The choices made should be determined by the satisfactions visualized in achieving the different wants. For teen-agers, it is not too early to plan for more distant expenditures, such as a class trip to Washington, D. C., college, getting started in farming, or marriage.

Step 3.- Carrying out a spending plan requires much will power and is often difficult. Nickels and dimes frittered away during a month's time may make an impressive figure in dollars. The planned objectives must be kept constantly in mind and spending must be controlled. This usually means setting aside some of the money as it is received so it will be available when needed. For longer range objectives, a savings account (or savings bonds) is desirable. The money thus earns interest and is out of easy reach.

Mistakes in handling money will occur. But with a little guidance, teen-agers will profit from them and will gain experience that will prove valuable in later years when problems of money management become more complicated.

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BOOK AND THESIS REVIEWS

Saulnier, R. J., Halcrow, Harold G., and Jacoby, Neil H., Federal Lending and Loan Insurance, National Bureau of Economic Research, Inc., New York, 1958. Pp. 566. $12.00.

This is a report of an analysis of a major field of governmental activity - Federal lending and loan insurance programs. It is of value not only to those who are interested in agricultural, business, and housing credit, but also to persons interested in public administration and Federal governmental activities.

The analysis is largely statistical; it includes all major Federal lending and loan insurance programs. Included in this "second financial system," as the authors call it, are direct loans of Government agencies and quasi-public or federally sponsored agencies and private loans insured or guaranteed by these agencies. Excluded from the study are all loans of State governments, loans of international agencies, loans to foreign governments, and interagency loans of the Federal Government. The study covers more than 60 agencies, 27 of which were active at the end of 1953. The years from 1917 to 1953 were covered.

The authors list the major purposes of the study: (1) To show how the various credit programs developed and where they now stand, (2) to describe the services offered, (3) to record the experiences of the Federal Government as a lender, and (4) to analyze the impact of Federal credit activities on private finance and on the economy generally. The analysis is directed toward clarifying certain issues raised by Federal credit programs. The major issues treated are: (1) Credit extension as a function of Government, including the use of Government credit programs as a countercyclical influence on economic activity, the provision of credit services not available from private lenders, the provision of emergency credit, and the giving of preferential treatment to some group or industry; (2) the effect of Federal credit programs on the allocation of economic resources; (3) the economic impact of Federal credit activities; and (4) the organization of Federal credit agencies, including their coordination with other programs intended to influence economic activity.

The study describes fully, with massive statistical documentation, the development of the major Federal credit programs, their services and credit terms, and their lending experience. Separate chapters are devoted to detailed descriptions of the credit programs in agriculture, business, and housing. An appendix analyzes in greater detail the business loans of the Reconstruction Finance Corporation; a second appendix presents an analysis of the business loan guarantee and insurance program of the Veterans Administration. This descriptive part of the study is invaluable for those concerned with governmental credit programs. It accounts for a major share of the

statistical data presented, and it is in this part that the authors speak with greatest assurance.

When the authors analyze the effects of Federal credit programs, they find it more difficult to reach definite conclusions, more necessary to qualify the conclusions reached, and more difficult to document these conclusions statistically. This problem is not new or unusual; it merely illustrates again that, because of the interdependence of economic variables, economic statistics seldom give definitive answers to questions relating to causes and effects.

Yet, the analyses of the effects of Federal credit programs are useful and illuminating. The study, for example, may not prove that Federal housing credit programs failed to increase the supply of housing after World War II, but it does marshal an array of statistical evidence consistent with the view that the principal effect was to raise construction costs and prices of existing houses while the supply of new housing was determined largely by the available labor and materials. Similarly, it does not prove that Federal credit programs failed to lower interest rates on home mortgages, but it does show that the statistical evidence is consistent with the view that the decline in these rates was due largely to a general decline in the price of credit.

The authors' conclusions in the field of agricultural credit programs are of special interest to readers of this publication. Here the authors conclude, although they state that "the relationship cannot be rigorously demonstrated," that Federal agricultural credit programs appear to have lowered the cost and increased the supply of agricultural credit. Thus they had a general output-increasing effect on resource allocation among farms and to farming, increased the supply of agricultural products, and reduced (because of the relatively inelastic demand for farm products) the percentage of the national income received by farmers, especially during the 1930's. The statistical evidence in support of these conclusions seems no more adequate or convincing than that presented in the discussion of the effects of business or housing credit programs, but the conclusions appear (at least to this reviewer) to be presented with less qualification.

The statistical evidence presented in the discussion of agricultural credit programs is clearly consistent with the conclusions reached. But in some instances, the statistics might be considered to be consistent with different conclusions or with more qualification of the conclusions presented. For example, if the downward movement in interest rates on conventional housing mortgage loans must be attributed largely to changes in money market conditions, it would appear (even after allowances for differences in types of program) that a similar conclusion would probably be reached in regard to interest rates on farm-mortgage and non-real-estate farm loans. Similarly, if a general liberalization of credit had a prominent part in lengthening the maturities of conventional home-mortgage loans, the same factor probably had an important part in the lengthening of maturities on farm-mortgage loans. The authors find that there is no close relationship between changes in the

amount of credit used by farmers and changes in the aggregate volume of agricultural output. Consequently, the conclusion that Federal lending programs have increased the total agricultural output with consequent adverse effects at times on farmers' share of the national income appears to have only theoretical validity.

But even though part of the objectives of Federal credit programs in agriculture and in other areas were achieved by other more general economic forces, few would disagree with the authors' conclusion that the influence of the programs has been substantial. In agriculture and in housing, the Federal credit agencies acted, as this publication states, as market leaders; their policies were intended to provide more credit, lower and reduce the variation in its cost, lengthen maturities, and increase the use of amortized loans. Through competition and example, they exerted a persistent pressure on private lenders to accomplish these objectives, and at least some of the progress toward these objectives must be attributed to them. Similarly, the study shows that Federal credit programs were effective in providing emergency financing, and in providing financing directed toward certain specific limited objectives such as helping low-income tenant farmers buy farms or aiding manufacturing concerns engaged in war-production work.

From the standpoint of overall economic policy, the authors conclude that at times Federal credit programs have had a stabilizing effect on business cycles and that at other times they have had a destabilizing effect; on balance, they were more often than not countercyclical in operation. Most Federal credit programs have been self-supporting from a long-range viewpoint, the authors conclude, although there are elements of subsidy in some programs such as those to help low-income farmers.

The book has an excellent statistical appendix and is well indexed. The text has an adequate number of tables and charts. A summary chapter would have been desirable, but such a summary by the editorial staff of the National Bureau is provided in Occasional Paper 48. (Federal Lending: Its Growth and Impact, Occasional Paper 48, National Bureau of Economic Research, Inc., New York, 1957. Pp. 48. $1.00.)

Russell W. Bierman

Roy, Prodipto, Selected Environmental and Human Factors Associated with the Incidence of Accidents to Farm People in Pennsylvania, Ph. D. Thesis, the Graduate School, Department of Agricultural Economics and Rural Sociology, the Pennsylvania State University, University Park, Pennsylvania, June 1957.

Those interested in finding out why American farmers have so many accidents will be interested in the scholarly job that has been done along this line at the Pennsylvania State University. Prodipto Roy, a graduate student from India, has undoubtedly done a pioneer job in marking out the steps for other students to follow in analyzing farm accidents. There is a classic touch to this thesis, for which credit is due both to Mr. Roy and to

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Professor William G. Mather of the Department of Rural Sociology, under whose direction the study was made. The author gives many details of his procedures, outlines the several hypotheses, shows the behaviour pattern of his data, and comes up with some enlightening conclusions.

The survey covered one year from October 1, 1954 through September 30, 1955, during which time Future Farmers of America (FFA) students obtained accident data from 2,288 commercial farmers in their respective communities. The work was done on a voluntary basis and under the leadership of teachers of vocational agriculture. In addition, a trained investigator interviewed a matched-pair subsample of 78 people to explore more carefully the many factors associated with accident proneness. Half of this subsample represented the accident-prone group; the other half, the accident-free (control) group. Thirty human traits were isolated and related to accident results.

The survey revealed that, based on the definition that an accident occurred if an hour or more of time was lost from work and medical attention was given, there were 354 accidents during the year on the 2,288 farms. Records on the extent of injury were available for 278 accidents. There were 6 fatalities, 2 permanent total disabilities, 12 permanent partial disabilities, 41 temporary total disabilities, and 217 temporary partial disabilities. In the population under observation, there were 11,100 persons.

There were 15.47 accidents per 100 farms for the year, 31.9 accidents per 1,000 persons, and about 30 disabling farm-work injuries per million man-hours. The average cost was estimated at $115, of which $55 represented medical expenditures and $60 represented the value of time lost from work.

It was found that accidents do not occur in a purely random manner. The numbers of farms on which no accidents occurred, 1 occurred, 2 occurred, and so on, are distributed according to a negative binomial, making it possible to predict the approximate incidence of accidents for any sample size. (See table 1.)

Table 1.- Comparison of number of accidents per farm according to negative binomial distribution with that found in survey

Accidents per farm	Number of farms	
	According to negative binomial theory	Survey
Number	Number	Number
0	1,995.11	1,998
1	243.14	236
2	40.63	45
3	7.40	8
4	1.40	1
Total	2,287.68	2,288

Males had more than 10 times as many accidents as females. Males in the age group 15 to 19 years had the highest rate of accidents, and males aged 30 to 39 had the second highest rate.

Wednesdays and Saturdays were the high accident days of the week and, on an hourly basis, accidents peaked in the afternoon between 2 and 4 o'clock.

Size of farm operation was significantly related to the incidence of accidents. As the size of farm increased, the rate of accidents per 100 farms increased, but the accident rate per million productive man-hours decreased. As mechanization increased, the accident rate per 100 farms increased. The accident rate for tricycle-type tractors was about twice that for 4-wheel tractors. There were no significant differences in accident rates between the four geographic regions of Pennsylvania.

From his study of the human factors that account for accident proneness, based on his matched-pair analysis (78 farms), the author . . . concluded that after a person has had an accident, he becomes safety conscious and thereafter tends to be relatively free from accidents. It was found that high emotional stability, dominance, and confidence were directly related to a high accident record.

Mr. Roy suggests that further research be done with matched-pair samples in analyzing the factors associated with accident proneness. He admits that his sample of 78 cases (39 accident-free and 39 repeaters) was inadequate, and he thinks that at least 100 pairs would be needed for study of each dependent variable.

John D. Rush

Federal land-bank loans.- Many land-bank loans are repaid before maturity, according to a study of borrowers with loans outstanding on June 30, 1956.

When the borrowers were distributed by date of the latest loan each had, only 21 percent obtained their latest loan before 1946. About 26 percent had obtained loans in the year and a half preceding June 30, 1956.

Borrowers with loans outstanding on June 30, 1956, are distributed by date of latest loan:

Date of latest loan	Number of borrowers	Percentage of borrowers
1955-56	86,800	26
1953-54	69,800	21
1951-52	45,500	14
1946-50	61,300	18
1945 and earlier	70,100	21
Total	333,500	100

RESEARCH PROJECTS IN AGRICULTURAL FINANCE
Agricultural Credit, Farm Financial Management, Agricultural Risks and Insurance, and Farm Taxation, Local Government and Public Finance

The following research projects are currently "in progress" in the field of agricultural finance. State projects include those reported directly by the State agricultural colleges and State agricultural experiment stations. Objectives of each project are briefly described. This list does not include the many related research activities of other agencies, such as projects of the Farm Credit Administration, the Farmers Home Administration, State tax commissions, and other agencies, much of whose research is directed primarily toward administrative problems.

AGRICULTURAL CREDIT

Alabama Agricultural Experiment Station: FINANCING BEEF AND DAIRY PRODUCTION.- The major objectives of this project are to determine capital requirements, credit needs, and potential returns of forage-livestock systems of farming which involve beef and dairy production. One or more major type-of-farming areas of the State will be selected for study. The following four groups of farms are to be considered: (1) Farms whose operators have succeeded in establishing commercial beef and dairy enterprises; (2) farms whose operators have failed in their attempts to establish enterprises of this kind; (3) farms whose operators have made no attempt to establish such enterprises; and (4) farms whose operators are now in the process of, or are interested in the possibilities of, establishing commercial beef and dairy enterprises. Capital requirements, credit needs, and potential returns will be worked out for farms of various sizes, with various combinations of enterprises and production practices, and under varying price conditions. Budget analyses and other appropriate statistical techniques are to be used. Suggestions will be made as to possibilities and desirabilities of changes needed in farm lending practices and policies, and guides will be set up for amounts that might safely be loaned or invested by farmers on beef and dairy farms under varying conditions. Leader: Ben T. Lanham, Jr.

Arkansas: EFFECTS OF FINANCING PRACTICES OF PRODUCERS ON MARKETING OF BROILERS.- The objective is to obtain information on methods of financing commercial broiler production in order to appraise their effects on the marketing of broilers. The rapid growth of commercial broiler production in Arkansas in the last 15 years has brought large benefits to farm people. Extension of credit to producers by feed dealers, hatcheries, processors, and other lending institutions or agencies has been a vital factor in the growth of the industry. Methods and terms of financing were developed under which producers and dealers shared the risks in production and marketing. This appears to have improved productive efficiency by introduction of better broiler chicks, better feeds, and better methods for reducing flock

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mortality. However, in this process, producers may have given up marketing functions that should have been retained, and the loss of which may have affected their economic status. Leader: W. J. Windham.

California: THE FINANCIAL STRUCTURE OF CALIFORNIA AGRICULTURE.- This study is concerned with the construction of a balance sheet of agriculture for California, which is intended to serve as a basis for analyzing farm capital asset relationships, farm debt structure, and policy considerations. Leaders: Murray Benedict and Irving F. Davis, Jr.

California: ECONOMICS OF ADJUSTMENTS ON CALIFORNIA COTTON FARMS.- This study undertakes to analyze the physical and financial organization, enterprise structure, and earning performance of typical cotton farms before and after the 1954 cotton acreage allotments. It considers changes in enterprises, capital goods and investments, and production technology, and evaluates the resulting economic impacts on total farm earnings. Leaders: Trimble R. Hedges and J. Edwin Faris; Douglas Caton and M. L. Upchurch (cooperative with FERD-ARS, USDA).

Colorado: ANALYSIS OF INTERMEDIATE-TERM AGRICULTURAL LOANS.- The objectives of this project are: (1) To measure the volume and relative importance of loans made to farmers on an intermediate term basis; (2) to survey lenders, terms, and purposes of intermediate loans; (3) to investigate the adequacy of intermediate-term financing within the existing financial institutional framework; and (4) to test alternative credit bases and financial institutional arrangements for granting intermediate-term loans. Leader: Irving F. Davis, Jr.

Connecticut: AGRICULTURAL CREDIT INSTITUTIONS.- The purpose of this project is to examine the capital problem as a whole, credit requirements and lender specialization, lender policies, and problems of agricultural finance. This study is part of the program of the National Bureau of Economic Research, Inc. Leader: George K. Brinegar.

Delaware: RELATION OF FINANCING SOURCES AND METHODS TO THE PRODUCTION AND MARKETING OF BROILERS IN DELAWARE.- The objectives are to determine the business arrangements under which broilers are produced and marketed in Delaware, the channels through which broilers are marketed, and the relation of financing methods to marketing practices and to the number, quality, and prices of broilers produced and marketed. Leaders: W. E. McDaniel; F. D. Hansing and F. L. Garlock (cooperative with FERD-ARS, USDA).

Illinois: CURRENT CREDIT TERMS OF LENDING AGENCIES AS RELATED TO CREDIT PROBLEMS OF ILLINOIS FARMERS.- (1) A study of feeder-cattle financing among a selected group of farmers in north-central Illinois, 1957; (2) a study of financial requirements and ability to repay loans by farmers in southern Illinois. Leader: G. L. Jordan.

Indiana: SOURCES, USES, AND CHARACTERISTICS OF INTERMEDIATE-TERM CREDIT.- The objectives of this study are: (1) To determine amounts and characteristics

of intermediate-term credit extended by various lenders; (2) to compare characteristics of intermediate and short-term credit; (3) to outline factors that should be considered by both lender and borrower in use of intermediate-term credit. Leader: J. H. Atkinson.

Indiana: ECONOMIC EFFECTS OF FIELD RENTING ON RESOURCE USE.- Objectives of this study are: (1) To determine the way in which resources are used on part-owner farms; (2) to determine leasing arrangements on field-rented tracts. Comparisons will be made with fully rented and owned farms to arrive at an estimate of efficiency of farming operations on field-rented tracts. Leaders: J. H. Atkinson; M. R. Janssen (cooperative with FERD-ARS, USDA).

Indiana: MARKETING AND FINANCING INDIANA'S POULTRY CROP.- This study is intended to determine the effects of financing arrangements on production and marketing practices, channels used, prices received, and quality of poultry sold, with special reference to broilers and turkeys. Leader: R. L. Kohls.

Kansas: AGRICULTURAL CREDIT AND FINANCE.- Studies of needs, sources, and use of short-, intermediate-, and long-term credit will be made in various parts of the State. Special emphasis is given to the use of credit in establishing farm improvements, such as irrigation and the increased costs and returns resulting from such improvements. A continuing series of prices reported for land with improvements, also pastureland, are kept current by type-of-farming areas in Kansas. Cash rentals for pastureland are calculated for each county and averages for the areas. Leader: Merton L. Otto.

Louisiana: FARMERS' COOPERATIVE BUSINESS ORGANIZATIONS IN LOUISIANA.- This is intended as a survey of farmers' cooperative business organizations in Louisiana. It will include collection of data on membership, marketing agreements, volume of business, financing, and annual directory by type of organization. Leader: E. P. Roy.

Michigan: ATTAINING FARM OWNERSHIP THROUGH LAND CONTRACTS.- A study of the legal and economic aspects of attaining farm ownership through the use of land contracts. Data now assembled from 101 buyers and 33 sellers by the field-visit procedure. Leader: E. B. Hill.

Michigan: RESOURCE CONTROL AS IT LIMITS ECONOMIC EFFICIENCY IN MICHIGAN DAIRYING.- (1) An appraisal of the importance of certain institutional policies as they affect the productivity of resources devoted to dairying; (2) an appraisal of the institutional changes that may be necessary to attain needed production from the Michigan dairy industry. Leaders: Glenn L. Johnson and G. I. Trant.

Michigan: SUPPLY RESPONSE IN AMERICAN AGRICULTURE.- An examination of the relation of: (1) Shifting fixed-asset structures on farms; (2) restrictions in available capital and credit on the supply of farm products. Welfare statements are made relative to capital gains and losses and to changes in profits. Leaders: Glenn L. Johnson and Clark Edwards.

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Minnesota: FARM OWNERSHIP LOANS OF THE FARMERS HOME ADMINISTRATION IN MINNESOTA.- The purpose of this study is twofold. First, the farm ownership loan program of the Farmers Home Administration is being studied to obtain general information on this program in the State. Data are being obtained on county distribution of the number and volume of loans, the relative importance of different types of farm ownership loans, appraisal practices, and lending methods. Second, an analysis is being made of FHA farm ownership loans in eight selected counties in different type-of-farming areas in the State. The aims are to determine the size of farms on which loans are made, financial progress and repayment capacity of the borrowers, and the degree to which they are ahead of or behind schedule on their loans. The intention also is to study the relationships of this credit program to the mobility of resources between agriculture and other lines. Leader: Reynold P. Dahl.

Missouri: ANALYSIS OF THE LIQUIDATION OF PRODUCTION LOANS.- The purpose of this investigation will be to determine the relationship between size of business and the buyer's equity as shown by his financial statement and rate of liquidation of production loans. The data will come primarily from financial statements submitted by people who borrow from production credit associations and the Farmers Home Administration. Some data may be obtained from commercial banks. Project leaders: Frank Miller and John Hildebrand.

Nebraska: FARM FINANCE PROBLEMS AS RELATED TO ADJUSTMENTS IN FARMING SYSTEMS IN NORTHEASTERN NEBRASKA.- This study analyzed the year-by-year capital requirements associated with adjustments in crop and livestock production on a case farm in northeastern Nebraska. A comprehensive study of crop and livestock alternatives in this area has already been made. Taking four assumed capital-tenure positions, an attempt was made to assess the extent and terms of capital that might be borrowed from the various credit agencies in the area for adjustments on this farm. Leaders: A. W. Epp and H. W. Ottoson.

Nevada: AGRICULTURAL FINANCE IN NEVADA, WITH EMPHASIS ON THE SOURCES, NEEDS, USES, AND COSTS OF CREDIT FOR DIFFERENT TYPES OF FARMS AND RANCHES. Objectives are: (1) To determine the sources, needs, uses, and costs of long- and short-term credit used by different types of farmers and ranchers in Nevada; (2) to study the terms and conditions under which loans are made to farmers and ranchers by different types of credit agencies; (3) to study the unique financial problems and special credit needs of low-income farmers and those located in high-risk areas; (4) to determine the effect of credit on time of marketing livestock and other farm products, and on the quality of products marketed; (5) to determine the factors causing the breakdown of loans to Nevada farmers and ranchers. Leader: Eldon E. Wittwer.

New Mexico: AVAILABILITY AND USE OF AGRICULTURAL CREDIT IN NEW MEXICO.- The purpose of this study is (1) to learn the availability to and use of credit by agricultural producers of New Mexico; (2) to analyze credit programs of credit agencies and of farm operators to determine continuity of loans to

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certain operators by certain banks and cost of credit from various sources; (3) to learn need for additional sources or types of credit for commercial operators; and (4) to ascertain the economic uses that low-income farm families might make of additional credit if it were available. Leaders: H. R. Stucky and O. P. Blaich.

North Carolina: FAMILY-TYPE FARM RESEARCH PROJECT. This is a cooperative undertaking by the North Carolina Agricultural Experiment Station, the Farmers Home Administration, and the North Carolina Rural Rehabilitation Corporation. Objectives: (1) To determine what constitutes an efficient family-type farm-management unit; (2) to determine the expenditures of funds that would be required to accomplish most efficiently an adjustment of land and family resources on family-type farms; (3) to ascertain the conditions under which credit should be extended in a farm-adjustment program; and (4) to ascertain the amount of funds required to enable qualified farm families to carry on successful farming operations and to maintain decent standards of living from farm income with proper planning and the use of modern technology. No limit is placed on the funds to be loaned to an individual family. The amount actually loaned is based largely on the objectives of the study and the managerial ability displayed by the farm family. Virtually all the capital required to buy, develop, and operate a farm is loaned to the family in several instances. Funds are provided by the Rural Rehabilitation Corporation. Farmers Home Administration representatives supervise farm operations and the details of credit, advancement, and collection. The experiment station carries out most of the planning and analysis of the farm selected, making full use of tested technical improvements developed by the station. Leader: Q. W. Lindsey.

Ohio: A STUDY OF DISTRESS SITUATIONS--THE USE AND MANAGEMENT OF CREDIT BY OHIO FARMERS.- This study will be directed toward distress situations and will analyze: (1) The reasons and causes of the failure; (2) means by which the causes of the failure might have been predicted and corrected and avoided; (3) the possibilities through improved financial management by the farmers, adjustments in types or amount of credit, different policies of credit administration, or other means of avoiding failure of the farm operation and improving the utilization and management of credit. Procedures will be developed that will enable farmers and lenders to: (1) Appraise more accurately the risks involved in and the economic feasibilities of prospective uses of credit; and (2) improve the utilization and management of credit after good operations are started. Leaders: R. A. Bailey and R. H. VanAusdal.

Rhode Island: FARM LOAN PRACTICES IN RHODE ISLAND.- To analyze farm loan practices in Rhode Island from the viewpoint of interest rates, length of loan, type of loan, and relationships between type of farm operation and loan practices. Leaders: Niels Rorholm, E. B. Hogan, and Charles Congdon, Jr.

South Dakota: THE FARM CREDIT SITUATION IN SOUTH DAKOTA.- This study will analyze past and present sources, terms, uses, and repayments of farm credit

in South Dakota and will develop recommendations for farmers and government to increase efficiency in farm-credit situation. Leader: Allen Clark.

Tennessee: A STUDY OF THE KNOWLEDGE AND ATTITUDES OF TENNESSEE FARMERS CONCERNING CREDIT PRACTICES AND SOME EFFECTS ON CREDIT MANAGEMENT AND CREDIT COST.- Farmers' attitudes toward the use of credit and toward agencies are to be analyzed in relation to some of the causal factors involved. Their borrowing decisions are to be analyzed in relation to their knowledge about credit sources and their attitudes. Leader: R. G. F. Spitze.

Tennessee: A STUDY OF THE STRUCTURE OF THE MARKET FOR FOREST PRODUCTS AND OF MARKETING PRACTICES FOLLOWED BY PRODUCERS AND FIRST BUYERS OF FOREST PRODUCTS IN THE STATE.- The relationship of financing arrangements and marketing practices of buyers is to be analyzed. Leaders: J. A. Martin and S. L. Barraclough.

Tennessee: FINANCIAL ASPECT OF AGRICULTURAL ADJUSTMENTS.- This study will analyze capital needed to adjust from the present cotton system in the Eastern Hill Area of western Tennessee to alternative conservation systems of farming. Leaders: D. M. Thorpe; S. W. Atkins (cooperative with FERD-ARS, USDA).

Tennessee: FINANCIAL ASPECTS OF AGRICULTURAL ADJUSTMENTS IN LOW INCOME AREAS.- Data will be collected to determine resources held by rural families, the use made of these resources, and income obtained. Attitudes toward certain economic adjustments including the use of credit will be enumerated. In future years, alternatives of rural people to improve their economic status will be evaluated. The impact of farm adjustments on nonfarm institutions including financial agencies, will be analyzed. Leaders: H. A. Henderson and S. W. Atkins (cooperative with FERD-ARS, USDA).

Texas: EFFECTS OF THE DROUGHT ON RANCHERS' CREDIT IN A 10-COUNTY AREA OF TEXAS.- Leader: Harley Bebout.

Texas: THE NEED AND AVAILABILITY OF CREDIT FOR MAKING RECOMMENDED AGRICULTURAL ADJUSTMENTS.- Leaders: Donald S. Moore, A. C. Magee, and R. G. Cherry; Ralph H. Rogers (cooperative with FERD-ARS, USDA).

Wisconsin: WISCONSIN LAND TENURE.- This study of tenure factors that affect use of rural land in Wisconsin includes examination of the role of agricultural credit in helping young people get established in farming and in developing the farm business. Leaders: Raymond J. Penn, K. H. Parsons, C. W. Loomer, S. D. Staniforth (Agricultural Economics), and J. H. Beuscher (Law School).

Wisconsin: THE ROLE OF AGRICULTURAL CREDIT IN FARM DEVELOPMENT.- This study investigates three questions that are important in determining to what extent agricultural credit can be used to speed farm development, especially on low-income farms: (1) Can low-equity financing work commercially? (2) Does supervised credit increase the effectiveness with which credit is used? and (3) What has been the effect of credit that was used directly for develop-

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ment purposes, on farm income and development? The experience of farmers having loans with Farmers Home Administration for 5 or more years is being examined in the analysis of these problems. Leaders: S. D. Staniforth; and Rudolph A. Christiansen (cooperative with FERD-ARS, USDA).

ARS (Farm Economics Research Division): CHARACTERISTICS OF FARM-MORTGAGE CREDIT.- This study is intended as an analysis of farm-mortgage credit in relation to ratio of debt to value, size and value of farm, type of lender, interest rates, and State and geographic area. Data for the analysis are to be taken from the agricultural censuses and the cooperative farm-mortgage surveys with the Bureau of the Census of 1945, 1950, and 1955. Leaders: R. W. Bierman and J. A. Munger.

ARS (Farm Economics Research Division): CURRENT ANNUAL ESTIMATES OF FARM-MORTGAGE DEBT.- Estimates of farm-mortgage loans held by principal lender groups are to be developed for the current year, by States. Techniques for estimating annual changes in farm-mortgage debt will be improved when possible. In cooperation with the Bureau of the Census, a farm-mortgage survey will be made in 1956 to determine benchmark estimates of farm-mortgage debt and number, acreage, and value of mortgaged farms by lender, tenure of farm operator, and States. Leaders: R. W. Bierman and J. A. Munger.

ARS (Farm Economics Research Division): EFFECT OF FINANCING METHODS ON PRODUCTION AND MARKETING OF BROILERS.- This project aims to determine the effects of financing arrangements and sources of credit on the number, quality, and prices of broilers on marketing agencies used and on returns to growers. A cooperative study under the project is now underway in Delaware. Leader: Frank D. Hansing.

ARS (Farm Economics Research Division): ANNUAL CHANGES IN FINANCIAL STRUCTURE OF AGRICULTURE.- Under this project, annual balance sheets of agriculture are to be prepared and analyzed in relation to their significance for the farmer and the economy as a whole. Leaders: N. J. Wall, F. L. Garlock, L. A. Jones, R. W. Bierman, and W. H. Scofield.

ARS (Farm Economics Research Division): NON-REAL-ESTATE DEBT OF FARMERS.- This project is designed to maintain a series showing the amount of non-real-estate debt of farmers and to determine the characteristics and terms of credit extended by the major lenders. Leader: F. L. Garlock.

ARS (Farm Economics Research Division): NON-REAL-ESTATE AGRICULTURAL CREDIT FACILITIES IN THE UNITED STATES.- The aim is to study the major types of non-real-estate credit institutions, with particular reference to organization, financial structure, and nature and effectiveness of operations. Leader: F. L. Garlock.

ARS (Farm Economics Research Division): FARM FINANCIAL AND CREDIT OUTLOOK.- The aim is to determine changes during the last year in the financial and credit situation of farmers, the outlook for the year ahead, and reasons for

changes, both past and prospective. Data will be obtained annually from representative farmers, merchants, dealers, and lending institutions located in selected counties throughout the country. Leaders: F. L. Garlock, R. W. Bierman, and L. A. Jones.

ARS (Farm Economics Research Division): FLOW OF BANK DEPOSITS AND EFFECT ON LOANS OF COUNTRY BANKS.- The objective is to measure the flow of bank deposits from or to agricultural areas and to determine the effects of changes in deposits on the lending power of banks in agricultural areas. Leader: F. L. Garlock.

ARS (Farm Economics Research Division): CHARACTERISTICS OF FARMERS HOME ADMINISTRATION BORROWERS AND THEIR LOANS.- This project is intended to provide information on FHA loan characteristics, such as type, original amount, amount outstanding on June 30, 1956, security, and repayment status, and on borrower characteristics such as location, tenure, net worth, age, and 1955 gross cash income. The basic data were provided by FHA county officers for a sample of about 25,000 active borrowers, which is about one-seventh of the total number of active borrowers. Leaders: R. W. Bierman, Betty A. Case, and F. L. Garlock.

ARS (Farm Economics Research Division): ANALYSIS OF FARMERS' FINANCIAL CONDITION, TENURE, LAND OWNERSHIP, AND LAND PRICES IN RELATION TO PROBLEMS OF AGRICULTURAL ADJUSTMENT IN THE GREAT PLAINS.- The objectives of this study are to obtain for the 10 Great Plains States current information on the following subjects and to appraise their relation to the problems of agricultural adjustment: The financial condition of farmers, including composition and sources of credit; tenure arrangements, including absentee ownership, increases in farm size, and consolidation of farm units; characteristics of rural land ownership, including types of ownership interest and reasons for holding land; and farmland transfers, including characteristics of land transfers, types of buyers and sellers, reasons for transfer, and factors influencing land prices. Coordinating Committee: R. W. Bierman, W. H. Scofield, and Gene Wunderlich.

ARS (Farm Economics Research Division): SURVEY OF FEDERAL LAND BANK LOANS.- This study will show for land bank loans outstanding on June 30, 1956, data on term of loan, acres mortgaged, amount loaned per acre, repayment plans used, and distribution of loans by size. Leaders: R. W. Bierman and Betty A. Case.

ARS (Farm Economics Research Division): METHODS OF FINANCING DESIRABLE FARM ADJUSTMENTS.- This project is designed to study the methods used in financing major adjustments on farms, including the adoption of soil-conserving practices and adjustments on low-income farms, and to explore the possibilities of developing new financing arrangements that would facilitate the adoption of desirable farming adjustments. A cooperative study under this project is now being conducted in South Carolina. Leaders: F. L. Garlock and E. T. Hamlin.

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ARS (Farm Economics Research Division): FINANCIAL OBSTACLES TO DESIRABLE FARM ADJUSTMENTS.- This project will study the extent to which inadequate capital, low incomes, inadequate or poorly adapted credit facilities, or aversion of farmers to debt, may impede the progress of farmers in making desirable farm adjustments. Leaders: F. L. Garlock and E. T. Hamlin.

ARS (Farm Economics Research Division): FINANCIAL CONDITION OF FARM OPERATORS.- This project is designed to determine: (1) Effects of recent changes in farm income and in the nature and amount of the capital used in farming, and the effects of drought, acreage allotments, and related factors, on the financial condition of farm operators; (2) the extent to which farmers are having difficulty in maintaining their capital assets, in meeting their debt and tax obligations, and in raising the funds necessary to carry on or to enlarge or otherwise adjust their farming operations; and (3) the means by which young people and others are raising the capital necessary to get started in farming. Leaders: F. L. Garlock, L. A. Jones and R. W. Bierman.

FARM FINANCIAL MANAGEMENT

Idaho: FACTORS AFFECTING SUCCESSFUL OPERATION OF SETTLERS ACQUIRING NEW LAND UNDER THE DESERT LAND ACT IN SOUTHERN IDAHO.- This project will examine many phases of agricultural credit as factors affecting such successful operation. Leaders: Christoph Beringer; Norman D. Kimball (cooperative with FERD-ARS, USDA).

Illinois: A LONGITUDINAL STUDY OF HOW FARM FAMILIES OBTAIN FINANCIAL SECURITY.- This study is based primarily on analysis of farm families who have kept both farm and home accounts over a period of years. Leader: J. E. Wills.

Illinois: HELPING YOUNG FAMILIES GET ESTABLISHED IN FARMING.- An exposition of financial management for rural youth, high school vocational agriculture students, and others, was produced on slides in December 1957, and is under consideration for film-strip use. Leaders: F. J. Reiss and C. L. Stewart.

Louisiana: FARM REAL ESTATE TRANSFER PRICES AND FAMILY FARM FINANCIAL SITUATION.- This project is designed to determine the level of prices paid in the transfer of farm real estate in Louisiana, the availability of farm real estate for enlargement of small farms to an economic size, and the financial progress of selected farm owner-operators with a high ratio of debt to owned assets. Leader: To be selected.

Maryland: CAPITAL REQUIREMENTS IN AGRICULTURE.- The objectives here are to ascertain the capital needs of various types of farmers, to determine the efficiency of capital resources, and to evaluate the various methods of acquiring essential capital resources for farming. Leader: Paul R. Poffenberger.

Michigan: GETTING ESTABLISHED IN FARMING.- Part of a North Central Regional project of the same name. Information has been obtained as to: (1) The capital and other resources in the hands of the young farmers when they

started to farm on their own; (2) the major sources by which young farmers attained capital and other resources needed to farm; and (3) progress of capital accumulation after starting to farm. Leader: E. B. Hill.

Nebraska: FARM CAPITAL STRUCTURE AND CREDIT USE IN THE TRANSITION AREA.- This study is just getting underway as a phase of the overall project, "Agricultural Adjustments in the Transition Area." The farm capital structure in the problem area will be analyzed to determine the extent to which the type of financial structure affects the apparent success of farm businesses in accumulating capital and withstanding adverse economic conditions. Leaders: Roger Willsie, Philip A. Henderson, and H. W. Ottoson.

New York: AN ANALYSIS OF FARM FINANCIAL PROGRESS OF SELECTED FARMS IN NEW YORK.- A study of the financial progress made by young owners who have started farming since 1945. Leader: S. W. Warren.

Oklahoma: FARM FINANCIAL NEEDS AND PROBLEMS OF OKLAHOMA FARMERS.- A study of capital acquisition, capital growth, and problems of risk in capital investments. Leader: G. P. Collins.

Oregon: CAPITAL ACCUMULATION IN THE CONTEXT OF THE AGRICULTURAL "FARM HOUSEHOLD."- This project investigates the effect of the consumption-investment decisions of the operator and his family in the allocation of net income on the rate of capital accumulation by the farm firm. The effect of these decisions will be hypothesized in formulas based on two ratios: (1) Net income to total capital investment; and (2) consumption to net income. The effects of income tax and liquid reserves against risk will be recognized. The validity and the application of the formulas will be analyzed in testing them against a sample of farms in Marion County, Oreg. Leaders: Gordon R. Sitton and Varge Gilchrist.

Pennsylvania: FINANCIAL MANAGEMENT PRACTICES OF DAIRY FARMS IN THE LIMESTONE VALLEYS OF PENNSYLVANIA.- The general objective is to determine the financial problems and practices of dairy farmers. Data have been collected by survey and a report is in preparation. Leaders: Robert F. Hutton; L. A. Jones (cooperative with FERD-ARS, USDA).

ARS (Farm Economics Research Division): ESTIMATES OF FINANCIAL ASSETS OWNED BY FARMERS.- This study is designed to determine the amount of bank deposits, currency, United States savings bonds, and investments in cooperatives owned by farmers. Leader: L. A. Jones.

ARS (Farm Economics Research Division): FARM FINANCIAL MANAGEMENT.- The aim is to determine practices of farm people in handling income, using credit, and making investments that improve the farm business, minimize financial risks, and facilitate the fulfillment of family and home objectives. Leader: L. A. Jones.

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AGRICULTURAL RISKS AND INSURANCE

Georgia: STUDY OF FARM MUTUAL FIRE INSURANCE COMPANIES OF GEORGIA.- This study covers: (1) Basis for differential rates; (2) risk reduction factors; (3) reinsurance and coinsurance; (4) other factors affecting premium rates and limiting the size of their maximum insurable risks. Leader: Jack C. Thompson.

Indiana: FACTORS RELATED TO FARM PROPERTY INSURANCE COVERAGE.- This project is designed to study factors associated with the total amount of mutual insurance on farm property in the Midwest and to obtain reactions of farmers on a number of proposed changes in mutual insurance company management (deductible policies, package policies, additional perils, and the like). Leader: J. H. Atkinson.

Maryland: FACTORS AFFECTING THE COST OF CERTAIN KINDS OF INSURANCE TO FARMERS.- The objectives of this project are to determine methods whereby farmers might obtain maximum risk coverage relative to premium costs, to compare the desirability of comprehensive insurance policies with single-risk policies, to investigate the practical use of a larger number of risk factors in fire insurance rate determination, to ascertain the trends in amounts of protection relative to premiums paid for different kinds of insured risks, and to determine the underlying causes of underinsurance and overinsurance of farm risks. Leaders: W. P. Walker and S. Ishee.

Montana: NATIONAL AGRICULTURAL POLICY IN RELATION TO MONTANA AGRICULTURE.- The following phases of this study deal directly with agricultural risks: (1) Listing and describing the characteristics peculiar to Montana agriculture - climatic risks, alternative uses for resources, price risks, optimum size and type of farms compared with existing sizes and types, and capital requirements; and (2) study of the economic impact of weather and price risks on the farm enterprise. Leader: Maurice Taylor.

Oklahoma: AN ECONOMIC ANALYSIS OF THE EFFECTS OF FIRES ON INSURANCE AND OTHER COSTS AT COTTON GINS.- A study to determine the effect of preventive devices and practices on the frequency of gin fires and related costs to ginners, the types and rates of fire insurance available to ginners, and the relation of losses to premiums for gin fire insurance. Leaders: L. F. Miller and W. E. Cathcart.

Oklahoma: AN ECONOMIC APPRAISAL OF ALTERNATIVE SYSTEMS OF FARMING AND RANCHING IN THE HIGH-RISK AREAS OF OKLAHOMA.- An analysis of the nature and magnitude of income variability associated with farming systems in a high-risk area. Alternative adjustments in the farm-ranch organization and the financial structure of the farm or ranch, will be examined for their impacts on the level and variability of income. Leaders: J. S. Plaxico; and Robert W. Greve (cooperative with FERD-ARS, USDA).

Oklahoma: PRICE VARIATION AND PROBLEMS OF UNCERTAINTY IN THE BROOMCORN INDUSTRY OF OKLAHOMA.- Designed to determine the requirements for a stable

or growing broomcorn industry in terms of market stability and market prices. Leaders: W. B. Back and J. S. Plaxico.

Tennessee: AN ECONOMIC ANALYSIS OF THE EFFECTS OF FIRES ON INSURANCE AND OTHER COSTS AT GINS.- Data will be collected from a beltwide sample of cotton gins regarding the number of fires as they occur, their causes, the extent of damage from fire, and other related data. Data will also be obtained from insurance companies, rating, or adjustment bureaus, and gins relating to trends in rates, relation of premiums paid to losses sustained, and legal limitations under which insurance companies operate. Leader: B. D. Raskopf.

Texas: FARMER PARTICIPATION IN AND ATTITUDES TOWARD THE OLD AGE AND SURVIVORS INSURANCE PROGRAM.- Leaders: R. L. Skrabanek, and W. G. Adkins; Louis J. Ducoff (cooperative with AED-AMS, USDA).

Texas: AN ECONOMIC ANALYSIS OF THE EFFECTS OF FIRES ON INSURANCE AND OTHER COSTS AT TEXAS GINS.- Leaders: R. L. Hunt and J. M. Ward.

Vermont: INSURANCE PROGRAMS OF VERMONT FARMERS.- Patterns of insurance coverage of Vermont farmers, including attitudes toward insurance and motivations for insurance purchases, will be studied. Leader: Robert O. Sinclair.

ARS (Farm Economics Research Division): FARMERS' MUTUAL FIRE AND WINDSTORM INSURANCE IN THE UNITED STATES.- Objectives are to study the operating practices of farmers' mutual fire (including crop-hail) and windstorm insurance companies from the viewpoint of their improvement; to prepare summaries of the number of such companies, their outstanding insurance, and the amount of their premiums or assessments, losses paid, operating expenses, and safety funds, by States; and to analyze currently the problems and trends in such insurance, as indicated by special surveys. Leaders: Ralph R. Botts and John C. Ellickson.

ARS (Farm Economics Research Division): ACCIDENT PREVENTION AND CASUALTY INSURANCE.- This study is designed to learn the more common causes of farm accidents and the means of preventing them; to determine farm-accident costs, both direct and indirect; to study existing accident, hospital, surgical, public liability, employer liability, workmen's compensation insurance, and Social Security coverages with respect to their adequacy in meeting farmers' needs and equity of cost among farmers; and to prepare safety material for use in local accident-prevention programs and in schools. Leaders: John D. Rush and John C. Ellickson.

ARS (Farm Economics Research Division): ORGANIZED RURAL FIRE PROTECTION IN THE UNITED STATES.- Designed to follow developments in the field of organized farm fire protection; to analyze new legislation in this field; to ascertain what financial and other arrangements are involved between farmer groups and towns, which usually provide or cooperate in providing farm fire protection; and to measure the effectiveness of rural fire-protection services, as shown by farm mutual fire insurance experience in areas having various degrees of rural fire protection. Leader: John D. Rush.

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ARS (Farm Economics Research Division): RISK AND RISK-BEARING IN AGRICULTURE.- Objectives are to study the economic significance of fluctuations in weather and other agricultural risks with respect to the structure and functioning of farm units, with emphasis on the uncertainty of farm income and yields by crops, and to examine various methods of risk-bearing that afford possibilities of increasing the stability of farm income. Leader: Ralph R. Botts.

ARS (Farm Economics Research Division): FARM FIRE LOSSES.- This study is designed to maintain a series showing the annual amount of farm fire losses in the United States, and to analyze survey data to ascertain the frequency, severity, and causes of farm fires by classes of property, size of farm, and tenure, for broad geographic areas. Leaders: Ralph R. Botts and John D. Rush.

FARM TAXATION, LOCAL GOVERNMENT, AND PUBLIC FINANCE

Connecticut: EFFECTS OF URBAN-INDUSTRIAL DEVELOPMENT ON AGRICULTURE.- Objectives: (1) To discover the impact of urban-industrial development on farm costs, such as wage rates, capital costs, land prices, property taxes, and transportation and other marketing costs; and (2) to identify the types of urban industrial development that lead to efficient employment of agricultural resources and to propose plans for efficient regional development. Leader: John W. Mamer.

Connecticut: IMPACT OF ALTERNATIVE SOURCES OF TAX REVENUE ON THE CONNECTICUT ECONOMY.- Objectives: To identify possible revenues available in Connecticut and to appraise the impact of each alternative source on the Connecticut economy, with particular reference to the impact on agriculture. Leader: John W. Mamer.

Idaho: ANALYSIS OF ASSESSMENT RATIOS ON RURAL REAL ESTATE IN IDAHO.- This project is a study of rural and urban taxation in Idaho. Leader: Ray Barlow.

Illinois: TAX COSTS FALLING ON ILLINOIS FARMS, 1909-1955.- A reconnaissance study which may be regarded as a prelude to a detailed study by districts within the State. Leader: C. L. Stewart.

Iowa: VALUATION OF FARM REAL ESTATE FOR TAX ASSESSMENT.- Aim is to study methods that may prove helpful to assessors in improving farm real estate assessments. Use of soil-survey maps and data is to be emphasized in arriving at assessed values. Ratios of assessment to sales value are to be studied. Leader: W. G. Murray.

Kansas: STUDIES IN LAND TAXATION, LAND TENURE, LAND VALUES, AND RELATED PROBLEMS.- The objective of the taxation phase is to investigate land taxation and related public finance problems that pertain to (1) assessment of property for taxation purposes, (2) attainment of an equitable distribution of the total taxload, and (3) administration of all taxes, including the general property, sales, income, and other taxes. Leader: Wilfred H. Pine.

Maryland: IMPACT OF MARYLAND HIGHWAY-IMPROVEMENT PROGRAM ON AGRICULTURE.- Objectives are to analyze the impact and equity of taxes supporting the projected Maryland highway-improvement program on farmers and other groups; to determine the extent of subsidization by Maryland taxpayers because of undercontribution by out-of-State highway users toward support of Maryland's highway improvements; to compare costs of, with benefits from, rural roads, especially farm-to-market roads, to be improved under the program; and to appraise the current and potential fiscal problems in financing the contemplated highway improvements. Leader: W. P. Walker.

Maryland: EFFECTS OF MARYLAND TAX SYSTEM AND FISCAL POLICY ON FARMERS' TAX LIABILITY.- Objectives are to appraise the major tax sources and State fiscal policy with reference to their effects on farmers' tax liability; and to recommend changes in the tax system or fiscal policy needed to produce better tax equality and functional equalization. Leader: W. P. Walker.

Maryland: CONSERVATION AND ECONOMY IN RURAL SCHOOL BUS TRANSPORTATION.- Objectives are to determine those practices in public school bus operation which make maximum use of buses, with minimum travel distances and time on the part of pupils; and to explore the possibilities of modifying school bus transportation itself, or in conjunction with school plant locations, to the end that school bus transportation will make its maximum contribution to the public educational program as a whole, as well as play its part in the identity and preservation of rural communities. Leader: W. P. Walker.

Maryland: THE EFFECTS OF PROPERTY TAX ASSESSMENT AND EXEMPTION PRACTICES ON MARYLAND FARMERS, AND ON STATE AID EQUALIZATION PROGRAMS.- Objectives are to compare levels of tax assessment with sale values, of farm and nonfarm real estate in Maryland; to examine the taxation of various kinds of personal property in local units of Maryland; and to evaluate the use of property taxation, as compared with other economic indices, as a basis for State aid equalization programs. Leaders: W.P. Walker and S. Ishee.

Michigan: IMPACT OF GENERAL PROPERTY TAXES ON RURAL AND SUBURBAN PROPERTY.- Data are being collected from State and local tax records and from individual farm-account records to indicate the trend in general property taxes in Michigan since 1940 and to measure the impact of this trend on farmers and other property owners. Leaders: Raleigh Barlowe; William H. Heneberry (cooperative with FERD-ARS, USDA).

Michigan: DETERMINING THE ECONOMIC PRODUCTIVITY AND MARKET VALUE OF AGRICULTURAL LANDS FOR PURPOSES OF IMPROVING ASSESSMENT.- Information is being assembled concerning the relative productivity of soil types in selected areas in the State. Productivity indices based on net income will be developed from these data. These indices, together with such modifying factors as location, drainage conditions, and condition of farm improvements, will be correlated with property sales value data to indicate their applicability for property appraisal and assessment purposes. Leaders: Raleigh Barlowe; William H. Heneberry (cooperative with FERD-ARS, USDA).

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Michigan: ECONOMIC ASPECTS OF LAND USE IN RURAL-URBAN FRINGE AREAS.- Research has been completed on a study of "Land Subdivision Trends in Southwestern Michigan." Work is now underway on a study of "Land Use Transition Problems in a Detroit-Pontiac Fringe Township." In both studies data on local government and property tax problems were assembled. Leaders: Raleigh Barlowe and Louis A. Vargha.

Missouri: THE RELATIONSHIP BETWEEN THE ASSESSED VALUE AND THE SALES VALUE OF FARMLAND IN SELECTED COUNTIES IN MISSOURI.- Tax rates and total tax payments are examined, as are procedures that are used in arriving at the sales value of land. The study is expected to be a part of a regional inquiry into factors that determine the value at which real estate is bought and sold. Leaders: Frank Miller and William D. Davis, Jr.

Missouri: ANALYSIS OF SALE PRICE AND ASSESSED VALUE OF FARM AND VILLAGE REAL ESTATE.- The assembly of data on land transfers in selected counties of Missouri is being continued. Leader: Frank Miller.

Montana: EFFECTS OF STATE AND LOCAL TAXES AND DISBURSEMENTS ON MONTANA FARMERS AND RANCHERS.- Objectives are: (1) To describe the present system of financing public services in Montana, with special reference to intergovernmental payments used for equalization purposes; (2) to analyze the effect of recent developments in the tax structure and equalization programs on (a) the tax burden of various groups of citizens, particularly farmers and ranchers, and (b) the quality of services rendered; and (3) to make recommendations concerning improvements in methods of financing public services, emphasizing economy, quality of service, and equitable distribution of the taxload among citizens. Leaders: Layton S. Thompson and Maurice Taylor.

Nebraska: TAXES IN NEBRASKA.- Analysis of State and county tax structure in Nebraska. Revenue requirements and sources are analyzed. The tax payments made by different occupational groups will be compared. Leader: Kris Kristjanson.

New Mexico: STUDY OF AGRICULTURAL TAXATION.- This study includes (1) analysis of methods used to assess agricultural property, (2) comparison of the taxation of agricultural properties with taxation of other types of property in selected counties in New Mexico; (3) comparison of methods and rates of agricultural taxation with those of other States. Leaders: H. R. Stucky and H. C. Bryan.

New York: INTERSTATE COMPARISONS OF STATE AND LOCAL GOVERNMENTAL SERVICES.- A comparison of functions of State and local governments available to farmers and others in New York State relative to other States. Leader: E. A. Lutz.

Oregon: PHYSICAL AND ECONOMIC PRODUCTIVITY OF SOILS IN MARION COUNTY.- Data from the soil survey now underway will be analyzed in conjunction with farm business data to determine relative yields and economic productivity of defined soil map units. Data on important series will be developed to permit a better basis for comparison among soils. Techniques of characterizing

soils in terms of crop yields, net income, and economic productivity will be evaluated and adapted to Oregon conditions. Leaders: Gordon R. Sitton and Ellis G. Knox.

South Dakota: IMPROVING RURAL ASSESSMENTS AND TAXATION.- This will be a study of the relative tax burden of farmers and other citizens of the State. It will also emphasize possible ways to improve rural assessment of land and buildings, as well as personal property, and the effects of certain levy limitations on rural taxation. Leader: John Thompson.

Vermont: PROPERTY TAX ASSESSMENTS.- This is a study of the relation of property taxes assessed against farms to those assessed against other types of rural and urban property. Leader: Robert O. Sinclair.

ARS (Farm Economics Research Division): PERSONAL PROPERTY TAXES OF FARMERS.- Objectives are the development and improvement of estimates of farm personal property taxes for the United States. Special interest is centered on determining the impact of this tax on certain classes of property. Leader: Frederick D. Stocker.

ARS (Farm Economics Research Division): INCOME TAXES OF FARMERS.- Existing series of estimates on Federal income tax payments of farm people are to be continued and improved as additional data become available. Attention will be given also to Federal income tax problems faced by farmers. Leaders: Frederick D. Stocker and Lawrence A. Leonard.

ARS (Farm Economics Research Division): EFFECTS OF SUBURBANIZATION ON RURAL GOVERNMENT FINANCE.- A study of what happens to rural governments when large-scale residential development takes place. The effects on local finances will receive particular attention, and the analysis will be related to changing economic, political, and social conditions in the areas studied. Leader: Frederick D. Stocker.

ARS (Farm Economics Research Division): STATE GASOLINE TAXES ON FARM USE OF MOTOR FUEL.- A study of the extent to which farmers' consumption of gasoline and similar fuels is subject to taxes on motor fuels. An examination of the State laws that govern exemptions and refunds will be coupled with a statistical study of fuel consumption, tax payments, and refunds. Leader: Lawrence A. Leonard.

ARS (Farm Economics Research Division): SALES TAXES PAID BY FARMERS.- Aims of the project are the development and improvement of estimates of general sales taxes paid by farmers for the United States and individual States when possible. Leader: Lawrence A. Leonard.

ARS (Farm Economics Research Division): FARMERS' TAX BURDEN.- An analysis of the economic significance of taxes levied on farmers and agriculture, particularly with respect to an evaluation of the taxload of agriculture. Also an evaluation of changes in tax laws as they affect farmers in their production and marketing activities as well as their position in regard to assets. Leaders: Frederick D. Stocker and Lawrence A. Leonard.

ARS (Farm Economics Research Division): FARM REAL ESTATE TAXES.- Objective is to develop estimates of farm real estate taxes for the United States and for individual States and geographic divisions. Also analyses of farm property taxes are to be made. Leaders: Frederick D. Stocker and Lawrence A. Leonard.

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STATISTICAL APPENDIX

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Table 1.- Farm-mortgage debt: Total outstandings and loans held by principal lenders, United States, selected dates, 1910-57 1/

Table 1.- Farm-mortgage debt: Total outstanding and loans held by principal lenders, United States, selected dates, 1910-57 1/

Beginning of year or month	Total farm-mortgage debt	Loans held by principal lenders						
		Federal land banks 2/	Federal Farm Mortgage Corporation 2/ 3/	Joint-stock land banks 2/ 4/	Farmers Home Administration 5/	Life insurance companies 6/	Commercial and savings banks 7/	Individuals and others
	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars
1910	3,207,863	---	---	---	---	386,961	406,248	2,414,654
1920	8,448,772	293,595	---	60,038	---	974,826	1,204,383	5,915,930
1930	9,630,768	1,201,732	---	637,789	---	2,118,439	997,468	4,675,340
1935	7,584,459	1,947,442	616,737	277,020	---	1,301,562	498,842	2,942,856
1940	6,586,399	2,009,820	713,290	91,726	32,178	984,290	534,170	2,220,925
1941	6,493,527	1,957,184	685,149	73,455	65,944	1,016,479	543,408	2,151,908
1942	6,376,080	1,880,784	634,885	55,919	115,629	1,063,166	535,212	2,090,485
1943	5,956,458	1,718,240	543,895	37,015	159,053	1,042,939	476,676	1,978,640
1944	5,395,671	1,452,886	429,751	10,097	173,695	986,661	448,433	1,894,148
1945	4,940,915	1,209,676	347,307	5,455	195,519	938,275	449,582	1,795,101
1946	4,760,464	1,078,952	239,365	3,208	184,091	891,263	507,298	1,856,287
1947	4,896,970	976,748	146,621	1,641	191,954	888,665	683,229	2,008,112
1948	5,064,245	888,933	107,066	645	197,927	959,715	840,647	2,069,312
1949	5,288,331	868,156	77,920	462	192,328	1,036,383	900,843	2,212,239
1950	5,579,278	906.077	58,650	270	193,301	1,172,326	937,144	2,311,510
1951 8/	6,118,359	947,431	44,008	---	220,104	1,352,635	1,008,359	2,545,822
1952 8/	6,675,619	994,128	32,778	---	240,809	1,541,874	1,046,923	2,819,107
1953 8/	7,263,200	1,071,358	23,899	---	268,257	1,716,022	1,105,096	3,078,568
1954 8/	7,772,204	1,169,418	17,628	---	282,098	1,892,773	1,131,214	3,279,073
1955 8/	8,288,837	1,266,953	12,834	---	287,171	2,051,784	1,210,676	3,459,419
1956 8/	9,066,153	1,480,204	---	---	277,869	2,271,784	1,346,287	3,690,009
1957:								
January	9,907,623	1,722,381	---	---	289,546	2,476,543	1,386,270	4,032,883
July	T	1,847,744	---	---	304,775	---	1,417,066	---

1/ Excludes Territories and possessions unless otherwise noted.

2/ 1930-57 includes regular mortgages, purchase-money mortgages, and sales contracts; before 1930 regular mortgages only. Federal land bank and Federal Farm Mortgage Corporation mortgages in process of foreclosure were estimated for 1951 and 1952.

3/ Loans held by Corporation were made on its behalf by Land Bank Commissioner. Authority to make new loans, except incidental to liquidation, expired July 1, 1947. On June 30, 1955, loans of the Federal Farm Mortgage Corporation were sold to the 12 Federal land banks.

4/ Liquidation of the joint-stock land banks began May 12, 1933, and was completed April 26, 1951. Data include banks in receivership.

5/ Data for 1940-41 include only tenant-purchase loans and direct soil and water conservation loans to individuals. Thereafter, data also include farm-development (special real estate) loans beginning 1942; farm-enlargement loans beginning 1944; project-liquidation loans beginning 1945; farm-housing loans beginning July 1950; and building-improvement loans beginning 1955. Data also include loans for these purposes from State Corporation trust funds.

6/ Estimates based on direct reports from life insurance companies, official reports submitted to State insurance commissioners, "Best's Life Insurance Reports," "Spectator Life Insurance Yearbook," and data from Life Insurance Association of America and Institute of Life Insurance. Includes legal reserve companies only. 1930-57 includes regular mortgages, purchase-money mortgages, and unpaid principal sales contracts; before 1930, regular mortgages only.

7/ Before 1935, open State and national banks; 1935-47, insured commercial banks; and 1948 to date, all operating banks. Beginning 1956, includes soil and water conservation loans insured by the Farmers Home Administration.

8/ Revised.

Table 2.- Farm-mortgage interest rates: Average for loans held by all lenders and by principal lenders, United States, January 1, selected years, 1910-57 1/

Year	All lenders	Federal land banks and Federal Farm Mortgage Corporation	Life insurance companies	Other lenders			
				Banks	Individuals	Miscellaneous 2/	Other lenders combined
	Percent	Percent	Percent	Percent	Percent	Percent	Percent
1910----	6.0	---	5.5	6.2	6.0	6.5	6.1
1920----	6.1	5.4	5.8	6.5	6.1	6.3	6.2
1930----	6.0	5.4	5.7	6.5	6.1	6.1	6.2
1935----	5.5	4.6	5.6	6.3	5.9	6.0	6.0
1940----	4.6	3.7	4.9	5.5	5.2	5.1	5.3
1941----	4.5	3.5	4.8	5.5	5.2	4.9	5.2
1942----	4.4	3.5	4.8	5.4	5.1	4.8	5.1
1943----	4.4	3.5	4.7	5.4	5.0	4.6	5.0
1944----	4.4	3.5	4.5	5.3	5.0	4.4	4.9
1945----	4.5	4.1	4.5	5.2	4.9	4.2	4.8
1946----	4.6	4.2	4.4	5.2	4.9	4.3	4.8
1947----	4.5	4.2	4.4	5.1	4.7	4.3	4.7
1948----	4.5	4.1	4.3	5.1	4.6	4.3	4.7
1949----	4.5	4.1	4.3	5.0	4.6	4.3	4.6
1950----	4.5	4.1	4.3	5.0	4.6	4.4	4.7
1951 3/-	4.5	4.1	4.3	5.1	4.6	4.5	4.7
1952 3/-	4.6	4.1	4.4	5.2	4.7	4.6	4.8
1953 3/-	4.6	4.1	4.4	5.2	4.7	4.6	4.8
1954 3/-	4.6	4.1	4.5	5.3	4.7	4.7	4.8
1955 3/-	4.7	4.1	4.5	5.3	4.7	4.7	4.9
1956 3/-	4.7	4.1	4.6	5.3	4.7	4.7	4.9
1957----	4.7	4.1	4.6	5.4	4.8	5.1	5.0

1/ Contract rates except on loans of Federal land banks, 1934-44, and Federal Farm Mortgage Corporation, 1938-45, which are included at temporarily reduced rates.

2/ Also includes Farmers Home Administration and joint-stock land banks.

3/ Revised.

Table 3.- Farm-mortgage debt: Total outstanding and amounts held by principal lender groups, by States, January 1, 1957

State and region	Total	Amounts held by principal lender groups				
		Federal land banks 1/	Farmers Home Administration 2/	Life insurance companies 3/	Others 4/	All operating banks 5/
	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars
Maine	30,556	4,587	1,935	885	23,149	8,074
New Hampshire	21,497	2,162	380	2	18,953	4,030
Vermont	43,442	9,044	695	1,250	32,453	17,701
Massachusetts	53,080	7,670	484	608	44,318	10,726
Rhode Island	6,960	1,152	24	18	5,766	2,942
Connecticut	45,787	7,043	267	2,001	36,476	9,681
New York	248,767	40,423	2,745	15,479	190,120	52,654
New Jersey	88,621	11,767	1,944	14,896	60,014	13,748
Pennsylvania	210,409	22,557	4,038	9,218	174,596	71,038
Delaware	14,501	1,842	230	408	12,021	9,839
Maryland 6/	82,466	8,684	1,728	6,382	65,672	25,389
Northeast	846,086	116,931	14,470	51,147	663,538	225,822
Ohio	368,292	47,030	4,343	57,000	259,919	102,864
Indiana	338,058	49,230	4,703	116,488	167,637	61,950
Illinois	407,306	88,507	4,565	168,781	145,453	54,799
Iowa	728,604	126,044	7,119	300,654	294,787	69,995
Missouri	304,380	41,366	13,273	112,561	137,180	51,845
Corn Belt	2,146,640	352,177	34,003	755,484	1,004,976	341,453
Michigan	260,780	56,285	4,356	17,213	182,926	50,516
Wisconsin	399,391	58,125	6,178	26,845	308,243	75,322
Minnesota	489,874	89,201	7,508	117,012	276,153	60,148
Lake States	1,150,045	203,611	18,042	161,070	767,322	185,986
Virginia	145,744	15,346	4,992	22,699	102,707	38,617
West Virginia	30,313	5,846	3,283	1,256	19,928	11,186
North Carolina	200,773	29,821	12,823	29,199	128,930	36,575
Kentucky	165,033	21,580	5,730	44,800	92,923	61,290
Tennessee	148,010	21,699	8,832	23,718	93,761	44,480
Appalachian	689,873	94,292	35,660	121,672	438,249	192,148
South Carolina	77,938	19,317	8,458	7,833	42,330	10,032
Georgia	163,224	31,627	14,214	26,834	90,549	39,316
Florida	182,375	14,867	4,120	64,591	98,797	18,760
Alabama	141,637	40,115	14,490	13,032	74,000	21,276
Southeast	565,174	105,926	41,282	112,290	305,676	89,384
Mississippi	200,420	35,926	22,482	56,553	85,459	24,011
Arkansas	165,544	16,835	10,554	71,080	67,075	21,872
Louisiana	116,167	23,105	8,546	20,356	64,160	21,871
Delta States	482,131	75,866	41,582	147,989	216,694	67,754
Oklahoma	221,597	34,404	12,126	93,002	82,065	18,331
Texas	724,005	189,936	19,333	293,066	221,670	40,522
Southern Plains	945,602	224,340	31,459	386,068	303,735	58,853
North Dakota	123,274	26,800	5,102	12,800	78,572	8,262
South Dakota	147,210	54,060	4,823	46,531	41,796	5,349
Nebraska	307,646	83,493	6,327	106,197	111,629	13,694
Kansas	282,817	68,643	7,204	97,822	109,148	26,586
Northern Plains	860,947	232,996	23,456	263,350	341,145	53,891
Montana	149,826	28,741	3,788	34,169	83,128	3,819
Idaho	194,929	39,274	9,741	48,452	97,462	3,304
Wyoming	69,464	14,448	3,014	30,594	21,408	1,960
Colorado	202,263	32,698	3,757	68,778	97,030	7,317
New Mexico	94,258	12,276	3,600	41,756	36,626	3,326
Arizona	93,814	10,313	2,502	32,018	48,981	4,148
Utah	78,123	12,771	5,030	12,454	47,868	7,889
Nevada	25,378	2,658	604	7,090	15,026	1,109
Mountain	908,055	153,179	32,036	275,311	447,529	33,971
Washington	226,184	31,184	8,064	33,248	153,688	18,531
Oregon	219,463	27,299	4,251	39,753	148,160	17,574
California	867,423	104,580	5,241	129,161	628,441	102,003
Pacific	1,313,070	163,063	17,556	202,162	930,289	138,108
United States	9,907,623	1,722,381	289,546	2,476,543	5,419,153	1,386,270

1/ Includes regular mortgages, purchase-money mortgages, and sales contracts. State distribution of loans in process of foreclosure estimated for Federal land banks. On June 30, 1955, loans of the Federal Farm Mortgage Corporation were sold to the 12 Federal land banks. 2/ Includes tenant-purchase, farm-enlargement, farm-development, project-liquidation, farm-housing loans beginning July 1950, direct soil and water conservation loans to individuals, and loans for these purposes from State Corporation trust funds. 3/ Estimates based on direct reports from life insurance companies, official reports submitted to State insurance commissioners, "Best's Life Insurance Reports," "Spectator Life Insurance Yearbook," and data from Life Insurance Association of America and Institute of Life Insurance. 4/ Estimated total loans held by all operating banks, individuals, and miscellaneous lenders. State estimates are approximate and should be used only as general indicators of the amount of farm-mortgage debt held by this group. 5/ Includes national and State commercial, mutual and stock savings, and private banks. Mortgage loans held by banks are classified according to location of bank and, therefore, are not strictly comparable by States with mortgage loans for other lenders, which are classified according to location of security or borrower. 6/ Includes District of Columbia.

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Table 4.- Farm-mortgage loans held by all operating banks and insured commercial banks, by States, specified dates, 1956-57 1/

State and region	All operating banks 2/				Insured commercial banks 3/			
	1956		1957		1956		1957	
	January 1	July 1	January 1	July 1	January 1	July 1	January 1	July 1
	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars
Maine	7,529	7,810	8,074	8,099	5,847	6,012	6,254	6,448
New Hampshire	4,222	4,446	4,030	3,927	1,860	1,941	1,756	1,772
Vermont	17,211	17,428	17,701	17,297	10,976	11,063	11,223	10,894
Massachusetts	10,176	10,527	10,726	10,511	3,870	3,953	4,086	4,050
Rhode Island	2,691	2,860	2,942	2,877	2,411	2,609	2,664	2,597
Connecticut	9,650	9,709	9,681	9,444	4,227	4,073	4,013	3,780
New York	51,344	52,729	52,654	52,746	41,882	43,472	43,691	43,786
New Jersey	12,259	13,458	13,748	14,165	11,990	13,171	13,506	13,938
Pennsylvania	67,910	70,194	71,038	73,324	67,181	69,340	70,196	72,531
Delaware	9,183	9,547	9,839	9,639	8,359	8,837	9,068	8,788
Maryland	23,735	23,365	22,932	23,847	22,762	22,364	21,985	22,815
District of Columbia	2,983	2,817	2,457	2,132	2,983	2,817	2,457	2,132
Northeast	218,893	224,890	225,822	228,008	184,348	189,652	190,899	193,531
Ohio	100,511	102,257	102,864	104,021	95,653	97,646	98,568	99,984
Indiana	59,840	61,764	61,950	62,473	57,294	59,373	59,507	60,108
Illinois	53,274	54,857	54,799	55,567	53,217	54,813	54,732	55,503
Iowa	68,173	70,472	69,995	70,370	63,633	65,886	65,480	65,950
Missouri	51,266	51,471	51,845	53,656	50,883	51,043	51,384	53,160
Corn Belt	333,064	340,821	341,453	346,087	320,680	328,761	329,671	334,705
Michigan	48,980	49,496	50,516	51,229	48,901	49,453	50,473	51,171
Wisconsin	72,493	74,935	75,322	75,822	71,757	74,152	74,542	75,035
Minnesota	60,014	60,158	60,148	60,642	41,671	41,653	41,531	42,199
Lake States	181,487	184,589	185,986	187,693	162,329	165,258	166,546	168,405
Virginia	39,117	39,812	38,617	39,928	39,117	39,812	38,617	39,928
West Virginia	11,010	11,070	11,186	11,313	10,364	10,392	10,533	10,661
North Carolina	36,008	41,498	36,575	37,921	35,734	41,302	36,399	37,690
Kentucky	57,778	60,879	61,290	63,135	56,965	59,995	60,665	62,414
Tennessee	43,905	46,019	44,480	47,212	43,513	45,624	43,977	46,759
Appalachian	187,818	199,278	192,148	199,509	185,693	197,125	190,191	197,452
South Carolina	9,907	10,778	10,032	10,900	9,836	10,707	9,964	10,830
Georgia	39,476	43,443	39,316	44,507	38,823	42,661	38,678	43,938
Florida	16,444	17,204	18,760	20,398	16,375	17,143	18,658	20,349
Alabama	18,569	21,575	21,276	22,672	18,569	21,575	21,276	22,672
Southeast	84,396	93,000	89,384	98,477	83,603	92,086	88,576	97,789
Mississippi	22,382	25,771	24,011	27,436	22,257	25,589	23,801	27,271
Arkansas	18,994	22,163	21,872	23,145	18,869	22,059	21,731	23,076
Louisiana	20,771	22,421	21,871	23,332	20,764	22,407	21,865	23,320
Delta States	62,147	70,355	67,754	73,913	61,890	70,055	67,397	73,667
Oklahoma	17,247	17,685	18,331	19,526	16,978	17,555	18,211	19,365
Texas	39,379	40,712	40,522	40,700	38,799	40,177	40,046	40,175
Southern Plains	56,626	58,397	58,853	60,226	55,777	57,732	58,257	59,540
North Dakota	7,024	7,896	8,262	9,241	4,903	5,253	5,474	6,268
South Dakota	5,041	5,213	5,349	5,078	5,041	5,213	5,349	5,078
Nebraska	12,918	13,812	13,694	14,545	11,646	12,508	12,603	13,553
Kansas	24,921	26,676	26,586	27,565	22,861	25,116	25,499	26,817
Northern Plains	49,904	53,597	53,891	56,429	44,451	48,090	48,925	51,716
Montana	3,477	3,681	3,819	3,999	3,477	3,681	3,819	3,999
Idaho	3,866	3,758	3,304	3,496	3,866	3,758	3,304	3,496
Wyoming	1,882	2,041	1,960	2,106	1,882	2,041	1,960	2,106
Colorado	7,716	7,451	7,317	7,303	7,716	7,451	7,317	7,285
New Mexico	3,320	3,746	3,325	3,636	3,320	3,746	3,325	3,636
Arizona	3,344	4,003	4,148	4,059	3,332	3,993	4,142	4,052
Utah	8,502	9,360	7,889	7,730	8,502	9,360	7,889	7,730
Nevada	1,012	1,268	1,109	1,004	1,012	1,268	1,109	1,004
Mountain	33,119	35,308	32,871	33,333	33,107	35,298	32,865	33,308
Washington	18,899	18,960	18,531	18,618	18,554	18,589	18,137	18,194
Oregon	18,182	18,803	17,574	16,337	18,182	18,803	17,574	16,337
California	101,752	106,373	102,003	98,436	101,752	106,373	102,003	98,436
Pacific	138,833	144,136	138,108	133,391	138,488	143,765	137,714	132,967
United States	1,346,287	1,404,371	1,386,270	1,417,066	1,270,366	1,327,822	1,311,041	1,343,080
Possessions 4/	6,462	6,833	8,224	6,627	5,669	4,705	6,024	4,661

1/ Loans are classified according to location of bank and therefore are not strictly comparable by States with data for other lenders, which are classified according to location of mortgaged farms. Beginning July 1955, data includes soil and water conservation loans insured by the Farmers Home Administration.

2/ Includes national and State commercial, mutual and stock savings, and private banks.

3/ Data for 1935 and subsequent intervening years available in earlier issues of the Agricultural Finance Review.

4/ Alaska, Guam, Hawaii, Puerto Rico, and Virgin Islands.

Federal Deposit Insurance Coporation.

Table 5.- Farmers Home Administration: Number and amount of loans outstanding, by types and by States, July 1, 1957

State and region	Loans to individuals														Loans to co-operatives 6/	Total loans
	Farm ownership 1/		Farm housing		Soil and water conservation 2/		Non-real-estate									
							Operating 3/		Emergency 5/		Special livestock		Emergency crop and feed			
	Borrowers	Amount	Borrowers	Amount	Borrowers	Amount	Borrowers 4/	Amount	Borrowers 4/	Amount	Borrowers 4/	Amount	Borrowers 4/	Amount		
	Number	1,000 dollars	Number	1,000 dollars	Number	1,000 dollars	Number	1,000 dollars	Number	1,000 dollars	Number	1,000 dollars	Number	1,000 dollars	1,000 dollars	1,000 dollars
Maine	156	1,064	229	1,000	9	8	1,623	5,320	804	3,050	0	0	114	37	0	10,479
New Hampshire	40	352	13	58	0	0	268	1,126	2	24	0	0	9	2	0	1,562
Vermont	87	642	13	64	0	0	265	972	12	45	0	0	8	2	0	1,725
Massachusetts	55	413	20	102	0	0	147	547	25	149	1	3	6	2	0	1,216
Rhode Island	2	19	2	5	0	0	34	101	2	2	0	0	1	7/	0	127
Connecticut	22	184	21	79	0	0	109	347	13	43	0	0	10	3	0	656
New York	357	2,009	135	714	2	4	2,693	10,249	56	288	13	4	79	16	0	13,284
New Jersey	149	1,337	129	672	7	30	1,261	3,434	175	402	32	33	88	19	301	6,228
Pennsylvania	460	2,912	277	1,222	17	24	2,477	8,767	112	274	38	40	82	15	0	13,254
Delaware	32	211	4	32	0	0	184	297	10	35	0	0	56	10	0	585
Maryland	163	1,102	125	727	1	3	1,847	3,157	51	113	1	7/	354	79	0	5,181
Northeast	1,523	10,245	968	4,675	36	69	10,908	34,317	1,262	4,425	85	80	807	185	301	54,297
Ohio	492	3,753	146	667	4	13	2,397	6,093	54	83	2	6	74	16	0	10,631
Indiana	425	3,557	242	1,209	4	19	2,676	8,707	76	56	0	0	63	13	0	13,561
Illinois	454	3,918	276	1,022	37	67	3,990	12,810	118	74	1	1	67	16	0	17,908
Iowa	578	6,258	303	1,349	4	22	4,125	14,424	85	44	0	0	16	8	0	22,105
Missouri	1,489	10,446	862	3,130	111	188	5,265	12,218	2,199	2,236	124	346	420	79	0	28,643
Corn Belt	3,438	27,932	1,829	7,377	160	309	18,453	54,252	2,532	2,493	127	353	640	132	0	92,848
Michigan	388	2,742	376	1,702	6	32	4,223	11,346	176	462	0	0	293	45	0	16,329
Wisconsin	748	5,054	277	1,239	2	4	3,570	9,559	83	51	1	1	633	119	0	16,027
Minnesota	1,093	6,438	280	1,077	4	7	3,885	12,212	453	479	0	0	429	138	3	20,354
Lake States	2,229	14,234	933	4,018	12	43	11,678	33,117	712	992	1	1	1,355	302	3	52,710
Virginia	461	3,300	306	1,846	0	0	2,604	4,213	70	194	14	22	603	93	0	9,668
West Virginia	340	1,956	247	1,360	22	16	1,837	4,037	15	87	5	1	66	6	0	7,463
North Carolina	1,480	9,583	736	3,916	25	55	7,819	12,650	1,921	1,915	1	1	379	46	245	28,411
Kentucky	454	3,931	418	2,009	10	19	4,186	5,919	277	142	11	16	85	14	492	12,542
Tennessee	1,005	6,318	632	3,050	17	19	3,581	5,457	364	230	8	9	187	19	0	15,102
Appalachian	3,740	25,088	2,339	12,181	74	109	20,027	32,276	2,647	2,568	39	49	1,320	178	737	73,186
South Carolina	1,270	5,613	619	3,222	49	70	6,572	6,552	1,605	1,157	0	0	957	109	0	16,723
Georgia	1,971	9,935	1,074	4,886	31	92	5,875	10,451	836	713	11	136	636	86	0	26,299
Florida	335	2,152	408	2,605	87	380	2,894	4,575	126	480	18	145	390	82	17	10,436
Alabama	1,978	10,029	1,026	5,088	5	13	6,404	8,260	434	255	13	30	313	41	0	23,716
Southeast	5,554	27,729	3,127	15,801	172	555	21,745	29,838	3,001	2,605	42	311	2,296	318	17	77,174
Mississippi	3,262	18,369	1,323	5,326	66	136	8,118	13,126	1,483	1,436	1	4	328	45	9	38,453
Arkansas	1,884	8,205	852	2,588	6	15	5,840	11,209	1,597	1,790	69	174	684	81	0	24,062
Louisiana	1,180	6,006	619	2,951	16	50	5,710	9,128	500	472	4	16	913	151	1	18,775
Delta States	6,326	32,580	2,794	10,867	88	201	19,668	33,463	3,580	3,698	74	194	1,925	277	10	81,290
Oklahoma	1,216	7,428	814	3,781	433	1,033	7,880	17,124	2,485	3,991	128	1,599	773	117	10	35,083
Texas	1,906	13,724	975	5,158	523	1,466	17,398	38,604	16,456	46,409	632	11,073	3,895	899	63	117,396
Southern Plains	3,122	21,152	1,789	8,939	956	2,499	25,278	55,728	18,941	50,400	760	12,672	4,668	1,016	73	152,479
North Dakota	380	3,715	230	1,606	136	159	4,153	13,856	3,772	3,296	0	0	3,590	2,348	183	25,163
South Dakota	325	3,598	187	932	91	301	5,886	14,667	1,563	1,353	22	386	3,195	1,723	0	22,960
Nebraska	391	4,217	235	1,056	322	1,714	3,426	10,980	596	592	2	42	329	119	0	18,720
Kansas	600	5,535	227	1,113	153	792	3,733	11,002	1,607	5,085	58	917	1,247	453	338	25,235
Northern Plains	1,696	17,065	879	4,707	702	2,966	17,198	50,505	7,538	10,326	82	1,345	8,361	4,643	521	92,078
Montana	298	2,142	161	946	337	707	2,539	9,230	102	230	69	1,618	1,782	992	1,217	17,082
Idaho	633	7,671	306	1,782	419	998	2,904	11,845	101	420	15	440	155	53	598	23,807
Wyoming	201	2,188	122	759	168	294	1,515	6,256	108	348	21	358	264	132	263	10,598
Colorado	191	2,058	174	956	215	743	3,826	11,268	1,208	5,219	185	2,423	1,272	404	823	23,894
New Mexico	156	1,835	200	1,103	200	587	2,456	6,401	702	1,685	190	2,715	557	205	241	14,772
Arizona	73	980	72	457	169	1,003	618	1,935	54	85	10	152	63	25	227	4,864
Utah	291	3,155	254	1,415	323	761	1,307	3,944	25	99	30	517	69	23	1,276	11,190
Nevada	37	393	22	156	23	74	165	567	11	85	14	402	8	3	288	1,968
Mountain	1,880	20,422	1,311	7,574	1,854	5,167	15,330	51,446	2,311	8,171	534	8,625	4,170	1,837	4,933	108,175
Washington	450	6,054	191	1,286	458	1,063	3,406	9,659	230	1,175	1	40	1,537	646	1,716	21,639
Oregon	254	2,798	168	1,048	267	512	1,418	4,451	71	208	14	352	335	109	469	9,947
California	201	2,187	339	2,224	338	1,297	2,870	6,990	279	1,063	12	210	437	149	264	14,384
Pacific	905	11,039	698	4,558	1,063	2,872	7,694	21,100	580	2,446	27	602	2,309	904	2,449	45,970
United States	30,413	207,486	16,667	80,697	5,117	14,790	167,979	396,042	43,104	88,124	1,771	24,232	27,851	9,792	9,044	830,207
Possessions 8/	563	3,164	382	2,031	234	441	2,915	4,733	342	844	2	14	63	25	124	11,376

1/ As of April 1, 1957. On July 1, 1957, farm-ownership loans outstanding in continental United States totaled $209,287,838, and in possessions $3,156,082. Includes tenant purchase, farm enlargement, farm development, building improvement, project liquidation loans, loans primarily for refinancing purposes, and any such loans from State Corporation funds. Excludes insured loans.

2/ Excludes soil and water conservation insured loans.

3/ Also includes production and subsistence, rural rehabilitation, construction, and wartime adjustment loans, and any such loans from State Corporation trust funds.

4/ Some duplication of borrowers exists if more than one type of loan was made to a single borrower.

5/ In addition to production emergency, economic emergency, and special emergency, includes fur, orchard, flood damage, and flood and windstorm restoration loans, and loans made through RACC and transferred to FHA April 16, 1949 for liquidation.

6/ Excludes soil and water conservation insured loans to associations.

7/ Less than $500.

8/ Alaska, Hawaii, Puerto Rico, and Virgin Islands.

Farmers Home Administration.

Table 6.- Federal land banks: Loans outstanding, principal repayments, other deductions, and loans closed, United States, 1940-56 1/

Year	Loans outstanding at beginning of year	Decreases in loans			Loans closed 4/	Net change in outstanding loans	Loans outstanding at end of year
		Principal repayments 2/	Other deductions (net) 2/ 3/	Total			
	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars
1940	1,904,655	97,413	20,299	117,712	64,275	-53,437	1,851,218
1941	1,851,218	128,704	23,184	151,888	65,068	-86,820	1,764,398
1942	1,764,398	196,898	18,628	215,526	53,974	-161,552	1,602,846
1943	1,602,846	294,099	12,710	306,809	61,900	-244,909	1,357,937
1944	1,357,937	275,722	15,562	291,284	70,275	-221,009	1,136,928
1945	1,136,928	221,624	18,209	239,833	130,492	-109,341	1,027,587
1946	1,027,587	225,305	26,748	252,053	168,887	-83,166	944,421
1947	944,421	190,234	31,207	221,441	146,445	-74,996	869,425
1948	869,425	114,381	52,448	166,829	153,977	-12,852	856,573
1949	856,573	65,713	76,115	141,828	184,730	42,902	899,475
1950	899,475	72,714	87,211	159,925	206,919	46,994	946,469
1951	946,469	71,199	92,780	163,979	215,083	51,104	997,573
1952	997,573	67,892	106,699	174,591	255,511	80,920	1,078,493
1953	1,078,493	69,603	119,161	188,764	290,160	101,396	1,179,889
1954	1,179,889	74,302	131,047	205,349	306,404	101,055	1,280,944
1955	1,280,944	77,306	204,881	282,187	498,408	216,221	1,497,165
1956	1,497,165	79,221	196,252	275,473	522,360	246,887	1,744,052

1/ Excludes purchase-money mortgages and sales contracts. Includes Puerto Rico.
2/ Beginning July 1948, "principal repayments" include repayments of unmatured principal only; repayments of matured principal are included in "other deductions."
3/ Includes foreclosures, voluntary deeds, and loans in process of foreclosure, less increases in loans by reason of reamortizations, and reinstatements.
4/ Includes Federal Farm Mortgage Corporation loans taken over by the Federal land banks.

Farm Credit Administration.

Table 7.- Federal land banks: Number of loans with extensions or delinquent installments as percentage of number outstanding, January 1, selected years, 1940-58 1/

State and region	1940	1945	1950	1951	1952	1953	1954	1955	1956	1957	1958
	Percent	Percent	Percent	Percent	Percent	Percent	Percent	Percent	Percent	Percent	Percent
Maine	43.5	10.9	7.3	13.2	2/	2/	2/	2/	2/	29.6	30.1
New Hampshire	10.9	4.7	5.5	6.3	2/	2/	2/	2/	2/	8.7	4.0
Vermont	18.9	7.1	11.0	11.9	2/	2/	2/	2/	2/	8.7	8.2
Massachusetts	11.6	4.6	4.9	4.6	2/	2/	2/	2/	2/	5.9	5.8
Rhode Island	14.0	5.4	3.7	2.0	2/	2/	2/	2/	2/	2.6	1.9
Connecticut	11.6	4.0	4.6	5.0	2/	2/	2/	2/	2/	2.1	2.2
New York	17.8	5.5	5.5	5.8	2/	2/	2/	2/	2/	7.1	6.2
New Jersey	15.2	4.6	6.1	4.8	2/	2/	2/	2/	2/	5.2	5.2
Pennsylvania	10.7	9.6	4.7	4.8	3.5	3.7	3.6	4.8	5.3	5.5	6.4
Delaware	8.6	2.8	1.1	0	0	.5	.5	3.1	2.1	3.4	3.8
Maryland	12.7	5.3	4.0	3.1	2.8	3.3	3.3	4.0	6.4	5.6	6.4
Northeast	16.4	6.4	5.6	6.0	.8	.9	.9	1.2	1.4	7.5	7.1
Ohio	8.6	3.3	2.5	3.2	2.7	2.3	2.5	2.8	2.5	3.3	3.4
Indiana	7.3	1.8	2.2	2.4	2.2	2.0	1.8	2.1	2.5	2.4	2.6
Illinois	7.5	2.3	2.7	2.6	2.9	2.2	2.5	3.0	3.4	2.7	2.7
Iowa	13.8	3.8	2.1	1.5	1.9	1.3	1.0	1.4	1.0	.8	1.3
Missouri	12.5	4.1	2.5	2.4	2.4	2.5	3.4	3.7	3.4	2.8	3.1
Corn Belt	10.0	3.1	2.4	2.2	2.3	1.9	2.0	2.4	2.4	2.2	2.4
Michigan	13.6	5.3	5.7	6.0	5.3	4.8	4.8	5.8	5.8	5.4	5.1
Wisconsin	27.5	5.9	6.7	7.1	6.2	5.9	6.3	7.4	8.3	7.5	5.7
Minnesota	20.7	6.2	4.9	5.0	4.7	4.5	4.3	5.0	5.1	3.7	4.2
Lake States	20.7	5.9	5.7	5.9	5.3	5.0	5.1	6.0	6.3	5.4	4.9
Virginia	11.8	8.2	5.6	4.4	3.7	3.9	5.3	4.7	4.7	4.6	6.0
West Virginia	9.4	5.0	5.4	5.4	4.5	4.5	4.8	6.5	6.7	6.0	6.4
North Carolina	25.6	11.8	12.4	11.2	8.9	10.6	12.7	10.9	9.8	10.0	10.4
Kentucky	13.5	4.5	4.2	4.3	3.5	4.2	5.4	5.6	5.4	3.7	3.6
Tennessee	9.9	4.6	5.7	6.1	5.6	6.7	6.8	6.4	6.4	5.6	5.8
Appalachian	14.6	7.1	7.6	7.2	6.0	7.1	8.4	7.8	7.4	7.0	7.4
South Carolina	35.5	14.8	19.6	17.5	12.7	14.7	14.5	15.2	13.3	16.0	15.4
Georgia	35.7	12.0	15.3	13.8	11.4	13.4	12.9	16.8	13.0	13.3	13.2
Florida	29.1	5.7	5.9	6.0	5.4	5.6	5.6	6.2	4.9	5.6	6.2
Alabama	32.0	10.0	13.1	13.9	10.0	10.2	10.5	12.2	9.0	9.7	14.3
Southeast	33.3	11.0	14.3	13.8	10.5	11.6	11.5	13.7	10.7	11.6	13.4
Mississippi	33.7	11.6	18.0	14.3	11.7	10.2	10.4	12.7	9.6	10.8	18.3
Arkansas	8.4	4.5	5.1	5.1	5.2	5.2	4.1	6.3	5.0	5.1	5.7
Louisiana	25.7	12.7	13.3	11.9	11.3	9.9	10.5	11.3	10.2	9.0	15.5
Delta States	23.9	9.9	13.4	11.3	9.9	8.9	8.9	10.9	8.6	9.1	14.6
Oklahoma	18.1	6.4	3.5	4.1	3.4	4.5	5.1	5.3	5.8	5.9	6.0
Texas	18.7	2.5	3/ .1	3/ .1	3/ .2	3/ .1	3/ .1	3/ .1	3/ .1	4.1	5.2
Southern Plains	18.6	3.2	.8	.9	.8	1.0	1.1	1.1	1.2	4.5	5.3
North Dakota	72.8	11.4	6.3	5.6	5.0	6.4	4.3	8.6	8.3	8.0	6.3
South Dakota	40.1	8.4	2.4	2.5	2.7	3.6	3.9	4.7	4.7	4.1	2.6
Nebraska	43.5	14.2	2.6	1.9	2.2	1.5	2.0	2.1	2.6	2.4	2.3
Kansas	37.4	5.5	3.8	2.2	4.6	4.2	5.0	5.0	5.8	6.5	5.9
Northern Plains	47.5	10.0	3.3	2.6	3.3	3.4	3.6	4.5	4.9	4.9	4.0
Montana	34.6	9.6	10.5	9.6	8.6	8.5	8.8	8.0	7.7	9.6	7.6
Idaho	20.5	5.9	10.2	8.9	5.7	6.0	7.5	5.7	7.0	6.9	5.0
Wyoming	23.5	10.1	6.4	5.3	4.8	6.2	6.4	5.9	6.8	5.7	3.7
Colorado	28.1	11.2	6.9	6.9	6.8	8.6	10.0	11.1	12.7	13.3	13.0
New Mexico	12.9	7.3	4.7	5.9	6.9	7.6	13.7	10.6	10.8	12.4	10.3
Arizona	22.0	8.0	8.9	6.9	8.0	4.5	4.9	3.7	3.6	3.4	3.8
Utah	29.5	7.1	6.8	3.9	3.3	5.0	5.0	3.6	3.3	2.5	2.5
Nevada	24.2	9.4	2.4	1.9	3.7	.5	2.6	3.7	3.4	3.6	2.8
Mountain	25.1	8.6	8.0	7.2	6.3	6.9	8.2	7.4	8.1	8.5	7.2
Washington	15.5	5.8	11.5	9.0	6.3	6.6	6.7	5.9	6.5	6.4	4.9
Oregon	17.7	4.4	8.1	8.2	6.2	6.8	8.7	7.3	7.8	7.1	6.9
California	21.4	3.2	5.2	3.4	2.9	2.4	2.9	2.7	2.0	2.1	2.2
Pacific	18.8	4.2	7.4	5.8	4.5	4.4	5.1	4.5	4.3	4.3	3.9
United States	22.5	6.3	5.9	5.6	4.5	4.6	4.9	5.4	5.1	6.0	6.3

1/ On June 30, 1955, loans of the Federal Farm Mortgage Corporation were sold to the 12 Federal land banks.
2/ Not available.
3/ Does not include delinquent items billed to borrowers and paid by the national farm loan associations.

Farm Credit Administration.

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Table 8.- Farm-mortgage loans made or recorded by principal lenders, United States, 1910-57 1/

Period	Total, all lenders	Loans made 2/				Mortgages recorded 6/		
		Federal land banks	Federal Farm Mortgage Corporation 3/	Joint-stock land banks 4/	Farmers Home Administration 5/	Insurance companies 7/	Commercial and savings banks	Individuals and miscellaneous
	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars
1910	1,249,885	---	---	---	---	105,359	207,734	936,792
1920	3,625,780	66,985	---	19,324	---	386,788	663,202	2,489,481
1921	2,578,656	91,030	---	9,335	---	292,792	654,521	1,530,978
1922	2,505,986	224,301	---	138,685	---	340,932	578,067	1,224,001
1923	2,493,734	190,271	---	189,748	---	451,579	546,458	1,115,678
1924	2,072,970	162,475	---	74,587	---	346,110	475,654	1,014,144
1925	2,180,184	124,809	---	131,431	---	347,625	475,991	1,100,328
1926	2,033,061	128,978	---	123,026	---	335,128	433,362	1,012,567
1927	1,775,579	138,424	---	83,719	---	250,529	397,286	905,621
1928	1,664,802	100,615	---	40,572	---	223,185	398,167	902,263
1929	1,462,692	63,004	---	18,186	---	203,346	343,532	834,624
1930	1,364,625	47,146	---	5,236	---	173,665	355,232	783,346
1931	1,199,938	41,814	---	5,407	---	127,509	327,594	697,614
1932	903,341	27,516	---	2,181	---	74,760	263,336	535,548
1933	822,976	151,585	70,812	739	---	46,002	167,109	386,729
1934	1,820,374	730,134	553,048	---	---	53,422	130,583	353,187
1935	1,061,693	247,610	195,869	---	---	78,033	176,496	363,685
1936	802,394	108,602	76,887	---	---	114,905	186,109	315,891
1937	757,728	62,831	39,707	---	---	128,164	212,801	314,225
1938	723,189	51,237	29,152	---	10,217	137,353	209,925	285,305
1939	729,008	51,461	27,230	---	26,506	137,915	217,821	268,075
1940	772,462	63,926	36,391	---	39,588	145,483	219,835	267,239
1941	833,996	64,726	37,308	---	60,184	160,395	221,310	290,073
1942	762,813	53,599	28,242	---	35,646	154,497	191,023	299,806
1943	915,803	61,232	30,077	---	32,705	167,038	233,074	391,677
1944	970,974	69,418	34,469	---	37,062	160,688	255,343	413,994
1945	1,054,430	91,889	28,692	---	17,256	145,121	312,780	458,692
1946	1,486,208	128,572	14,611	---	48,426	199,752	521,872	572,975
1947	1,440,140	137,282	10,345	---	27,041	230,751	487,092	547,629
1948	1,427,045	148,574	17	---	20,240	258,928	436,395	562,891
1949	1,408,540	180,624	19	---	16,848	276,766	396,466	537,817
1950	1,655,895	203,129	25	---	45,469	347,680	471,599	587,993
1951	1,770,248	211,378	57	---	48,161	381,297	458,422	670,933
1952	1,777,619	251,592	41	---	52,310	345,404	483,677	644,595
1953	1,853,627	286,106	40	---	35,877	394,146	483,990	653,468
1954	1,885,499	301,948	31	---	26,758	390,153	500,080	666,529
1955	2,401,864	482,698	6	---	15,306	505,581	582,001	816,272
1956	2,387,627	520,860	---	---	8/ 40,418	486,464	527,949	8/ 811,936
January-June	1,359,093	283,593	---	---	8/ 14,037	307,083	299,325	8/ 455,055
July-December	1,028,534	237,267	---	---	26,381	179,381	228,624	356,881
1957:								
January-June	1,265,949	241,301	---	---	44,516	233,309	270,839	475,984

1/ Excludes Territories and possessions.

2/ Amounts are those reported by Farm Credit Administration and Farmers Home Administration, except that amounts for joint-stock land banks for 1917-20 were partially estimated by the former Bureau of Agricultural Economics. Data are for loans on regular mortgages only, excluding purchase-money mortgages and sales contracts.

3/ Loans were made on Corporation's behalf by Land Bank Commissioner. Authority to make new loans, except those incidental to liquidation, expired July 1, 1947.

4/ Also includes joint-stock land banks in receivership. Active banks were placed in liquidation May 12, 1933. Loans made thereafter incidental to liquidation are included with those recorded by "miscellaneous" lenders.

5/ Includes farm-ownership loans from 1938; soil and water conservation loans to individuals (water facilities) from 1939; and farm-housing loans from 1950. Also includes farm-ownership loans made from State Corporation trust funds. The first years in which the various types of farm-ownership loans are included are as follows: Tenant-purchase, 1938; farm-development (special real estate), 1941; farm-enlargement, 1943; project-liquidation, 1944; and building-improvement, 1954. Some project-liquidation loans made in 1943 for which separate data are not available are included in 1944. A few farm-housing loans made in 1949 are included with those made in 1950; no such loans were made in 1955. Figures represent amounts advanced for project-liquidation loans and amounts obligated for all other types. Excludes insured farm-ownership and insured soil and water conservation loans.

6/ Amounts for 1910-33 are estimates of the former Bureau of Agricultural Economics, those for 1936 to date of the Farm Credit Administration, and those for 1934-35 of both organizations jointly. Data include regular mortgages, purchase-money mortgages, and sales contracts.

7/ Excludes mortgages recorded in New England States; these have been too few to classify separately and they are included with "individuals and miscellaneous" lenders.

8/ Revised.

Table 9.- Farm-mortgage interest charges: Total and amount per acre, United States, 1910-57 1/

Table 9.- Farm-mortgage interest charges: Total and amount per acre, United States, 1910-57 1/

Year	Total interest charges	Interest charges per acre 2/		Year	Total interest charges	Interest charges per acre 2/	
		Amount	Index (1910-14 = 100)			Amount	Index (1910-14 = 100)
	1,000 dollars	Cents			1,000 dollars	Cents	
1910	203,188	23.0	83	1935	396,092	37.6	135
1911	225,351	25.3	91	1936	364,474	34.8	125
1912	251,745	28.0	101	1937	340,730	32.6	117
1913	276,294	30.5	109	1938	320,094	30.8	110
1914	296,236	32.4	116	1939	305,449	29.5	106
1915	314,255	34.1	122				
1916	340,532	36.7	132	1940	293,147	28.3	102
1917	378,309	40.4	145	1941	284,451	27.3	98
1918	417,032	44.2	159	1942	272,089	26.1	94
1919	476,312	50.0	180	1943	246,119	23.5	84
				1944	230,367	21.9	79
1920	574,090	60.3	216	1945	221,243	20.9	75
1921	652,656	69.0	248	1946	218,807	20.7	74
1922	679,904	72.3	260	1947	224,925	21.2	76
1923	679,220	72.7	261	1948	232,477	21.8	78
1924	646,838	69.7	250	1949	243,161	22.8	82
1925	611,612	65.7	236				
1926	598,244	63.4	228	1950 3/	263,906	24.7	89
1927	593,006	62.1	223	1951 3/	291,338	27.3	98
1928	589,530	60.9	219	1952 3/	319,207	30.0	108
1929	581,999	59.4	213	1953 3/	346,643	32.6	117
				1954 3/	373,057	35.1	126
1930	569,756	57.3	206	1955 3/	404,582	38.0	136
1931	553,008	54.9	197	1956	445,705	41.7	150
1932	525,760	51.5	185	1957 4/	488,000	45.5	163
1933	472,283	45.7	164				
1934	430,420	41.1	147				

1/ Estimated as payable during calendar year. Excludes amounts paid by the Secretary of the Treasury to Federal land banks, 1933-34, and Federal Farm Mortgage Corporation, 1937-45, as reimbursement for interest reductions granted borrowers.

2/ Based on census figures for acreage in all farms, whether mortgaged or free of debt, except for 1935 to date when public and Indian lands are excluded. Acreage for the midpoint of each year is determined by a straight-line interpolation between quinquennial censuses.

3/ Revised.

4/ Preliminary.

Table 10.- Farm-mortgage interest charges, by regions, selected years, 1910-56 1/

Year	Northeast	Corn Belt	Lake States	Appalachian	Southeast	Delta States	Southern Plains	Northern Plains	Mountain	Pacific	United States
	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars
1910	20,848	66,607	26,370	6,585	5,632	5,649	18,313	30,888	8,666	13,630	203,188
1920	34,702	166,142	72,311	23,833	19,834	17,541	50,900	97,022	47,178	44,627	574,090
1930	40,455	155,203	67,119	26,370	21,721	16,990	61,423	82,801	38,691	58,983	569,756
1940	27,772	79,230	38,734	18,011	11,928	11,174	25,394	35,000	16,769	29,135	293,147
1941	26,625	77,491	37,507	17,797	11,984	11,180	24,919	33,111	16,116	27,721	284,451
1942	25,441	74,328	36,112	17,013	11,764	10,838	24,087	31,310	15,038	26,158	272,089
1943	23,597	66,825	33,026	15,325	10,911	9,862	21,497	28,023	13,311	23,742	246,119
1944	22,245	61,363	31,320	14,547	10,266	9,386	20,213	25,634	12,631	22,762	230,367
1945	21,658	57,005	30,162	14,528	10,055	9,356	19,233	23,540	12,688	23,018	221,243
1946	22,384	53,773	28,775	15,464	10,748	9,830	18,929	21,143	13,376	24,385	218,807
1947	24,052	52,475	28,749	16,799	11,852	10,400	19,648	19,663	14,917	26,370	224,925
1948	25,364	52,518	29,070	17,761	12,680	10,668	20,535	18,629	16,743	28,509	232,477
1949	26,315	54,364	29,846	18,282	13,138	10,860	21,946	18,837	18,571	31,002	243,161
1950 2/	27,467	58,439	31,789	19,901	14,560	11,838	24,268	20,350	21,179	34,115	263,906
1951 2/	28,989	63,650	34,313	22,582	16,999	13,454	26,810	22,208	24,067	38,266	291,338
1952 2/	30,961	68,505	36,823	25,001	19,280	15,215	29,620	23,999	26,782	43,021	319,207
1953 2/	33,197	72,758	39,254	27,169	21,230	17,015	32,689	26,043	29,859	47,429	346,643
1954 2/	35,408	77,353	41,582	29,218	22,966	18,668	35,281	28,277	33,262	51,042	373,057
1955 2/	37,464	83,749	44,480	31,427	25,000	20,554	38,375	31,257	36,692	55,584	404,582
1956	39,725	91,819	48,215	34,244	28,340	23,168	41,819	35,612	41,119	61,644	445,705

1/ Estimated as payable during calendar year. Excludes amounts paid by Secretary of the Treasury to Federal land banks, 1933-34, and Federal Farm Mortgage Corporation, 1937-45, as reimbursement for interest reductions granted borrowers.

2/ Revised.

Table 11.- Farm real estate not under contract of sale held by selected lending agencies, United States, January 1, 1940-57

Year	Federal land banks 1/	Federal Farm Mortgage Corporation 1/		Life insurance companies 2/	Joint-stock land banks 3/	Insured commercial banks 4/	Three State credit agencies 5/
		Excluding prior liens	Including prior liens				
	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars
1940	125,800	29,437	40,378	599,653	46,827	42,045	68,324
1941	109,066	25,113	32,780	547,637	36,172	33,373	60,900
1942	73,600	18,217	23,614	441,772	25,130	22,841	53,498
1943	40,435	14,322	19,909	336,233	18,306	6/ 19,532	44,145
1944	16,779	9,067	12,615	205,410	6,605	7/	36,159
1945	6,680	4,314	6,039	119,752	4,201	7/	32,691
1946	1,916	1,451	2,111	80,046	1,601	7/	3,619
1947	487	542	790	33,229	463	7/	7/
1948	171	162	269	13,418	154	7/	7/
1949	76	30	7/	5,464	3	7/	7/
1950	85	45	7/	2,187	8/	7/	7/
1951	47	53	7/	1,041	0	7/	7/
1952	59	28	7/	746	0	7/	7/
1953	80	26	7/	1,612	0	7/	7/
1954	103	11	7/	2,518	0	7/	7/
1955	74	23	7/	3,282	0	7/	7/
1956	165	0	0	2,793	0	7/	7/
1957	168	0	0	2,257	0	7/	7/

1/ Investment. Also includes sheriffs' certificates and judgments.
2/ Book value. Estimates based on data from a sample of companies.
3/ Carrying value. Also includes sheriffs' certificates and judgments. Real estate held by banks in receivership included at book value.
4/ Book value.
5/ Investment. Department of Rural Credit of Minnesota, Bank of North Dakota, and Rural Credit Board of South Dakota. The large reduction during 1945 reflects a charge-off of approximately $27,000,000 of cumulated losses by the Rural Credit Board of South Dakota upon completion of liquidation.
6/ July 1, 1942.
7/ Data unavailable.
8/ Less than $500.

Table 12.- Farm real estate acquired and held by Federal land banks and Federal Farm Mortgage Corporation, United States, 1940-56 1/

Year	Acquired during year 2/				Held as of December 31			
	Federal land banks		Federal Farm Mortgage Corporation		Federal land banks		Federal Farm Mortgage Corporation	
	Farms	Investment	Farms	Investment 3/	Farms	Investment	Farms	Investment 3/
	Number	1,000 dollars	Number	1,000 dollars	Number	1,000 dollars	Number	1,000 dollars
1940	5,242	23,029	3,790	12,626	21,337	109,066	7,503	25,113
1941	4,129	17,592	3,201	10,191	14,578	73,600	5,204	18,217
1942	3,067	12,968	3,245	10,994	8,322	40,435	4,056	14,322
1943	1,294	6,036	1,946	7,249	3,625	16,779	2,423	9,067
1944	513	2,331	758	2,958	1,423	6,680	1,120	4,314
1945	243	1,040	311	1,143	397	1,916	365	1,451
1946	73	280	149	587	105	487	144	542
1947	34	127	33	91	47	171	45	162
1948	18	60	10	40	24	76	13	30
1949	12	61	19	27	20	85	21	45
1950	14	35	13	28	20	47	16	53
1951	17	34	10	14	20	59	15	28
1952	17	77	12	18	27	80	10	26
1953	27	91	7	13	34	103	8	11
1954	24	68	11	22	26	74	11	23
1955	56	197	6	12	50	165	0	0
1956	45	148	0	0	49	168	0	0

1/ Also includes sheriffs' certificates and judgments. Excludes Puerto Rico.
2/ Excludes reacquirements.
3/ Excludes prior liens.

Farm Credit Administration.

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Table 13.- Non-real-estate loans to farmers: Amounts held by principal lending institutions, United States, specified dates, 1915-57 1/

Date	All operating banks		Agencies supervised by Farm Credit Administration				Farmers Home Administration				Commodity Credit Corporation		Total including loans held and guaranteed by Commodity Credit Corporation 2/ 6/ 9/
			Production credit associations 3/		Federal intermediate credit banks 4/								
	Excluding loans guaranteed by Commodity Credit Corporation	Including loans guaranteed by Commodity Credit Corporation 2/	Excluding loans guaranteed by Commodity Credit Corporation	Including loans guaranteed by Commodity Credit Corporation	Excluding loans guaranteed by Commodity Credit Corporation	Including loans guaranteed by Commodity Credit Corporation	Operating loans 5/ 6/	Emergency loans 7/	Emergency crop and feed loans 8/	Total, excluding loans guaranteed by Commodity Credit Corporation 6/	Loans held 9/	Loans guaranteed 2/ 10/	
	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars
1915:													
January 1	1,605,958	---	---	---	---	---	---	---	---	1,605,958	---	---	---
1920:													
January 1	3,453,794	---	---	---	---	---	---	---	---	11/3,455,253	---	---	---
1925:													
January 1	2,674,237	---	---	---	18,760	---	---	---	12/ 2,513	11/2,713,162	---	---	---
1930:													
January 1	2,490,742	---	---	---	47,283	---	---	---	12/ 7,976	11/2,546,104	---	---	---
1935:													
January 1	627,878	840,887	60,459	60,459	55,083	55,083	13/ 5,600	87,087	111,238	947,345	37,162	213,009	1,197,516
1940:													
January 1	900,079	1,134,573	153,425	153,425	32,316	32,316	242,200	8,005	167,795	1,503,820	208,193	237,065	1,949,078
1945:													
January 1	948,829	1,377,405	188,306	203,794	29,792	29,966	300,908	13,618	138,068	1,619,521	146,670	536,022	2,302,213
1946:													
January 1	1,033,800	1,177,042	194,788	201,135	26,487	26,487	276,945	7,388	128,901	1,668,309	98,904	178,089	1,945,302
1947:													
January 1	1,289,105	1,333,048	230,025	238,321	31,701	31,701	279,727	3,695	116,733	1,950,986	7,246	57,628	2,015,860
1948:													
January 1	1,592,762	1,660,930	289,077	292,560	37,916	37,916	262,021	2,634	105,913	2,290,323	2,493	81,046	2,373,862
1949:													
January 1	1,945,598	2,861,174	366,822	367,699	55,750	55,750	249,077	3,073	90,048	2,710,368	235,215	916,453	3,862,036
1950:													
January 1	2,048,819	3,052,339	387,454	387,547	50,825	50,825	262,714	12,771	71,186	2,823,369	710,677		

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1950:													
January 1	2,048,819	3,052,339	387,454	387,547	50,825	50,825	262,714	12,771	71,186	2,833,769	719,677	1,003,613	4,557,059
July 1	2,413,262	2,897,646	526,573	526,585	57,739	57,739	273,244	37,184	61,098	3,369,100	347,159	484,396	4,200,655
1951:													
January 1	2,524,153	2,906,115	450,673	450,710	62,073	62,073	253,528	22,544	53,283	3,366,254	434,531	381,999	4,182,784
July 1	3,069,140	3,123,715	676,923	676,923	87,567	87,567	267,126	32,525	44,908	4,178,189	173,823	54,575	4,406,587
1952:													
January 1	3,120,196	3,409,878	561,371	561,445	77,841	77,841	245,754	20,110	38,191	4,063,463	306,563	289,756	4,659,782
July 1	3,575,886	3,653,374	791,159	791,165	96,852	96,852	279,280	43,188	32,526	4,818,891	121,013	77,494	5,017,398
1953:													
January 1	3,195,058	3,920,621	599,295	599,364	82,931	82,931	281,054	28,739	27,919	4,214,996	467,676	725,632	5,108,304
July 1	3,379,413	3,676,956	761,342	761,372	85,783	85,783	307,075	56,497	23,852	4,613,962	557,691	297,573	5,469,226
1954:													
January 1	2,762,562	4,489,965	541,786	541,793	63,557	63,557	304,900	50,792	19,946	3,743,543	673,472	1,727,410	6,144,425
July 1	3,201,903	3,793,860	730,597	730,639	67,757	67,757	349,562	106,154	18,135	4,474,108	293,562	591,999	5,359,669
1955:													
January 1	2,933,851	4,659,703	576,997	595,789	58,276	58,276	330,345	70,532	16,327	3,986,328	488,722	1,744,644	6,219,694
July 1	3,506,336	4,030,526	794,877	796,120	72,458	72,458	356,527	122,247	14,720	4,867,165	796,356	525,433	6,188,954
1956:													
January 1	3,308,443	4,477,049	644,449	645,959	61,907	61,907	319,443	72,747	13,494	4,420,483	712,131	1,170,116	6,302,730
July 1	3,657,040	4,255,841	854,721	854,840	69,132	69,132	365,424	126,591	12,401	5,085,309	980,881	598,920	5,684,229
1957:													
January 1	3,279,911	4,101,921	699,283	699,670	60,007	60,007	337,832	81,776	11,079	4,469,888	752,533	822,397	6,044,818
July 1	14/3,663,580	14/4,059,365	953,135	953,148	70,559	70,559	396,042	112,356	9,792	5,205,464	932,298	395,798	6,533,560

1/ Excludes Territories and possessions.
2/ Beginning 1942, includes certificates of interest in pool of Commodity Credit Corporation cotton loans. Beginning 1954, also includes certificates of interest issued to commercial banks on commodities other than cotton, except certificates that were reported by Commodity Credit Corporation as based on pooled loans to cooperatives. On July 1, 1957, such certificates on cooperative loans totaled $19,500,000.
3/ Includes loans of associations in liquidation.
4/ Loans to and discounts for livestock loan companies and agricultural credit corporations.
5/ Includes production and subsistence, rural-rehabilitation, construction, and wartime-adjustment loans and such loans made from State Corporation trust funds except for January 1, 1938, through January 1, 1942.
6/ Data revised from July 1, 1939, through July 1, 1955, to exclude soil and water conservation loans of the Farmers Home Administration.
7/ Includes production emergency (beginning 1949), economic emergency and special livestock (beginning 1954), flood-damage, fur, orchard, and flood and windstorm-restoration loans, and loans made by the regional agricultural credit corporations before their dissolution in 1949.
8/ Includes seed, feed, crop-production, drought-relief, and orchard-rehabilitation loans. These are in liquidation.
9/ Excludes pooled loans against which certificates of interest were issued. Beginning January 1, 1950, includes loans for storage facilities and equipment. For January 1, 1950, through January 1, 1956, only non-real-estate facility loans are included. The data for later dates include a small amount of facility loans secured by real estate.
10/ Includes some loans to farmers by cooperative marketing associations not shown separately. Otherwise represents total of guaranteed loans and certificates of interest included in preceding columns.
11/ Includes loans of War Finance Corporation.
12/ July 1 of previous year.
13/ Cumulative amounts obligated. Data for amounts held unavailable.
14/ Bank data are for June 7, rather than July 1, 1957.

Table 14.- Loans to farmers' cooperative organizations: Amounts held by selected lending agencies, United States, selected years, 1930-57 1/

Beginning of year or month	Agencies supervised by Farm Credit Administration			Rural Electrification Administration		Farmers Home Administration 2/	Commodity Credit Corporation
	Federal intermediate credit banks	Banks for cooperatives	Agricultural Marketing Act revolving fund	Electrification loans	Telephone loans		
	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars
1930	26,073	---	14,510	---	---	---	---
1940	1,835	76,252	20,547	169,122	---	6,721	26,845
1941	1,490	74,741	16,461	232,086	---	9,978	27,931
1942	2,152	3/ 150,038	16,914	304,407	---	20,114	14,369
1943	2,000	3/ 222,744	12,551	328,235	---	28,490	10,325
1944	2,000	3/ 254,838	7,351	331,318	---	28,912	3,655
1945	700	3/ 214,278	3,067	345,688	---	25,150	1,552
1946	2,042	3/ 157,680	2,693	391,137	---	17,233	737
1947	4,151	3/ 212,564	2,232	509,604	---	12,218	645
1948	4,000	3/ 274,943	2,603	709,428	---	10,229	177,317
1949	4,709	304,684	1,315	963,814	---	8,847	354,542
1950	2,400	301,887	1,365	1,252,648	---	8,574	224,535
1951	3,233	344,978	1,309	1,483,953	---	8,336	128,893
1952	4,000	423,952	1,451	1,669,592	1,128	8,161	203,333
1953	2,000	418,504	905	1,820,005	10,105	8,058	316,368
1954	500	372,110	0	1,955,186	23,313	8,579	142,963
1955	2,200	361,615	---	2,037,704	47,706	9,703	143,783
1956:							
January	3,000	370,683	---	2,103,961	74,477	10,657	857,953
July	3,302	349,074	---	2,136,437	88,009	8,853	751,631
1957:							
January	---	457,108	---	2,170,414	104,387	8,819	805,086
July	---	384,329	---	2,213,534	119,256	9,168	701,553

1/ Includes Territories and possessions.

2/ Also includes loans to defense relocation corporations and water-facility associations and similar loans from State Corporation trust funds.

3/ Also includes loans and advances under Commodity Credit Corporation programs, except advances on wool in which farmers had no beneficial interest.

Table 15.- Interest rates charged on new loans by agencies of the Farm Credit Administration and by the Farmers Home Administration, January 1, selected years, 1950-58

3/ Also includes loans and advances under Commodity Credit Corporation programs, except advances on wool in which farmers had no beneficial interest.

Table 15.- Interest rates charged on new loans by agencies of the Farm Credit Administration and by the Farmers Home Administration, January 1, selected years, 1950-58

Agency and type of loan	1950	1952	1953	1954	1955	1956	1957	1958
	Percent	Percent	Percent	Percent	Percent	Percent	Percent	Percent
FARM CREDIT ADMINISTRATION 1/								
Real estate loans:								
Federal land banks:								
National farm loan associations:								
Contract rate	4-4 1/2	4-5	4-5	4-5	4-5	4-5	4 1/2-5	5 1/2-6
Non-real-estate loans:								
Production credit associations	4 1/2-6	5-6 3/4	5-6 3/4	5-6 3/4	4 3/4-6	5-7	5-7	5-8
Federal intermediate credit banks	2	2 5/8-2 3/4	2 5/8-2 3/4	2 3/4-3	1 3/4-2	3-3 3/8	3 3/4-4 1/4	4 1/2-4 3/4
Banks for cooperatives:								
Loans secured by Commodity Credit Corporation documents	2 1/4	2 1/2-2 3/4	2 1/2-3	2 3/4-3 1/4	2 3/4	2 3/4-3	---	---
Commodity loans	2 1/4	2 1/2-2 3/4	2 1/2-3	2 3/4-3 1/4	2 3/4	2 3/4-3	3 1/4-4	4 1/4-5
Operating capital loans	3	3-3 1/4	3-3 1/2	3-3 1/2	3-3 1/4	3-4 1/2	3 1/2-4 1/2	4 1/2-5 1/4
Facility loans	4	4-4 1/2	4-4 1/2	4-4 1/2	4-4 1/2	3-4 1/2	3 1/2-4 1/2	4 1/2-5 1/2
FARMERS HOME ADMINISTRATION								
Real estate loans:								
Farm ownership 2/	4	4	4	4	4 1/2	4 1/2	4 1/2	4 1/2
Farm housing 3/	4	4	4	4	---	---	4	4
Soil and water conservation 4/	3	3	3	3	4 1/2	4 1/2	4 1/2	4 1/2
Non-real-estate loans:								
Operating 5/	5	5	5	5	5	5	5	5
Emergency	3	3	3	3	3	3	3	3
Special livestock	---	---	---	5	5	5	5	5
Fur	3	5	5	5	5	5	5	5
Orchard 6/	---	5	5	5	---	---	---	---
Flood damage 7/	3	---	---	---	---	---	---	---

1/ Rates shown are for continental United States only.
2/ These rates apply to loans made by private lenders and insured by the government. They include a 1-percent mortgage insurance charge.
3/ These loans were made from November 1949 through June 30, 1954 and from May 1956 to the present.
4/ Prior to September 17, 1954, these loans were known as water facilities loans. Loans are made to individuals and associations. The rate beginning January 1, 1955, applies to direct and insured loans; it includes the 1-percent mortgage insurance charge on the insured loans.
5/ Prior to the fall of 1956 these loans were known as production and subsistence loans.
6/ These loans were made from July 1950 to June 1954.
7/ These loans were made from July 1948 to June 1950.

Farm Credit Adminstration and Farmers Home Administration.

Table 16.- Non-real-estate loans to farmers: Amounts held by all operating banks and by insured commercial banks, by States, July 1, 1956 and 1957 1/ 2/

State and region	All operating banks				Insured commercial banks			
	Including loans guaranteed by Commodity Credit Corporation 3/		Excluding loans guaranteed by Commodity Credit Corporation		Including loans guaranteed by Commodity Credit Corporation 3/		Excluding loans guaranteed by Commodity Credit Corporation	
	July 1, 1956	July 1, 1957	July 1, 1956	July 1, 1957	July 1, 1956	July 1, 1957	July 1, 1956	July 1, 1957
	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars
Maine	8,455	10,161	8,455	10,161	8,204	8,873	8,204	8,873
New Hampshire	3,318	3,682	3,318	3,632	3,075	3,481	3,075	3,481
Vermont	11,069	11,066	11,069	11,066	12,523	12,623	12,523	12,623
Massachusetts	10,764	10,484	10,764	10,484	10,763	10,484	10,763	10,484
Rhode Island	2,256	2,243	2,256	2,243	2,118	2,096	2,118	2,096
Connecticut	6,944	9,035	6,944	9,035	6,798	8,974	6,798	8,874
New York	89,022	88,030	88,823	87,958	89,020	88,080	88,823	87,958
New Jersey	17,012	16,231	16,962	16,231	17,012	16,231	16,962	16,231
Pennsylvania	70,841	75,187	70,751	75,367	70,768	75,344	70,678	75,224
Delaware	3,552	4,007	3,552	4,007	3,552	4,007	3,552	4,007
Maryland	15,771	16,554	15,765	16,554	15,771	16,554	15,765	16,554
District of Columbia	85	312	85	106	85	312	85	106
Northeast	242,089	250,342	241,744	249,894	239,689	246,959	239,346	246,511
Ohio	104,751	106,108	94,980	97,167	103,806	105,425	93,935	96,484
Indiana	121,488	129,754	108,125	106,033	121,006	129,317	107,643	105,596
Illinois	323,736	321,265	225,488	228,108	323,689	324,244	225,441	228,087
Iowa	387,375	375,293	283,730	289,268	365,079	351,393	268,660	274,431
Missouri	158,865	157,026	145,935	142,844	157,405	155,630	144,495	141,514
Corn Belt	1,096,215	1,092,446	858,158	863,420	1,070,985	1,069,009	840,174	846,112
Michigan	82,671	81,652	80,565	80,153	82,648	81,628	80,542	80,129
Wisconsin	93,425	94,487	92,540	93,916	92,794	93,845	91,909	93,274
Minnesota	215,740	219,990	169,558	176,044	214,626	219,267	168,764	175,381
Lake States	391,836	396,129	342,663	350,113	390,068	394,740	341,215	348,784
Virginia	51,178	51,001	51,115	50,967	51,178	51,001	51,115	50,967
West Virginia	7,840	7,663	7,840	7,663	7,840	7,658	7,840	7,658
North Carolina	67,216	60,280	66,393	57,555	67,216	60,280	66,393	57,555
Kentucky	67,254	65,716	66,488	65,088	67,082	65,454	66,316	64,826
Tennessee	73,055	67,747	61,877	60,016	71,598	66,544	61,270	59,513
Appalachian	266,543	252,407	253,713	241,289	264,914	250,937	252,934	240,519
South Carolina	30,366	23,365	22,676	20,316	30,276	23,277	22,594	20,228
Georgia	71,650	58,751	55,686	49,668	70,806	58,160	54,938	49,103
Florida	22,078	24,212	22,052	24,137	22,011	24,139	21,985	24,064
Alabama	72,126	58,225	53,152	50,398	72,126	58,225	53,152	50,398
Southeast	196,220	164,553	153,566	144,519	195,219	163,301	152,669	143,793
Mississippi	76,673	54,927	44,622	44,024	75,562	54,374	44,363	43,856
Arkansas	96,420	71,412	66,043	63,098	96,137	71,245	65,760	62,931
Louisiana	37,295	31,534	27,087	27,193	37,031	31,409	26,973	27,098
Delta States	210,388	157,373	137,752	134,315	208,730	157,028	137,096	133,885
Oklahoma	129,943	102,512	92,601	99,087	129,308	101,782	92,028	98,496
Texas	397,429	342,586	310,497	299,385	392,174	338,756	306,149	295,675
Southern Plains	527,372	445,098	403,098	398,472	521,482	440,538	398,177	394,171
North Dakota	58,622	58,166	56,270	56,002	57,429	57,193	55,088	55,037
South Dakota	89,023	91,231	79,717	80,941	89,023	91,231	79,717	80,941
Nebraska	197,742	195,324	178,978	176,567	191,337	188,082	173,527	170,603
Kansas	190,550	183,704	175,126	181,490	172,501	176,736	158,688	174,721
Northern Plains	535,937	528,425	490,091	495,000	510,290	513,242	467,020	481,302
Montana	57,026	57,949	56,146	57,853	57,026	57,949	56,146	57,853
Idaho	48,687	48,513	48,546	48,395	48,687	48,513	48,546	48,395
Wyoming	32,866	32,415	32,850	32,413	32,866	32,415	32,856	32,413
Colorado	103,722	99,634	103,623	99,509	103,662	99,571	103,563	99,446
New Mexico	36,734	31,202	31,187	29,631	36,734	31,202	31,187	29,631
Arizona	60,374	62,048	57,178	60,038	60,374	62,048	57,178	60,038
Utah	31,463	27,546	31,343	26,758	31,463	27,546	31,343	26,758
Nevada	6,805	7,428	6,805	7,428	6,805	7,428	6,805	7,428
Mountain	377,677	366,735	367,684	362,025	377,617	366,672	367,624	361,982
Washington	69,952	66,123	69,726	65,802	69,550	65,717	69,324	65,487
Oregon	49,771	47,332	49,771	47,329	49,771	47,319	49,771	47,316
California	291,841	311,402	289,074	311,402	291,841	311,402	289,074	311,402
Pacific	411,564	424,857	408,571	424,533	411,162	424,438	408,169	424,205
United States	4,255,841	4,078,865	3,657,040	3,663,580	4,190,156	4,027,364	3,604,424	3,621,244
Possessions 4/	19,802	17,231	19,802	17,231	16,188	13,618	16,188	13,618

1/ Loans are classified according to the location of bank and, therefore, are not strictly comparable by States with data for other lenders which are classified according to location of security or borrower.

2/ 1957 data are for June 7 rather than July 1.

3/ Also includes certificates of interest in pool of Commodity Credit Corporation loans. $19,500,000 of the certificates held on July 1, 1957, were reported by CCC as based on pooled loans to cooperatives. There were no such certificates outstanding on July 1, 1956.

4/ Alaska, Hawaii, Mariana Islands, Puerto Rico, Samoa (American), and Virgin Islands.

Federal Deposit Insurance Corporation.

Table 17.- Non-real-estate loans to farmers: Amounts held by production credit associations and by private financing institutions discounting with Federal intermediate credit banks, by States, January 1 and July 1, 1956-57 1/

State and region	Production credit associations 2/				Private financing institutions 3/			
	1956		1957		1956		1957	
	January 1	July 1	January 1	July 1	January 1	July 1	January 1	July 1
	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars
Maine	5,312	4,310	5,838	5,467	1,526	823	1,891	956
New Hampshire	556	584	578	899	0	0	0	0
Vermont	5,081	5,257	5,690	6,314	0	0	0	0
Massachusets	2,102	2,214	2,234	2,153	27	35	5	102
Rhode Island	649	609	721	754	0	0	0	0
Connecticut	3,006	2,557	2,791	2,812	0	0	0	0
New York	25,840	30,238	28,252	33,142	59	0	45	53
New Jersey	3,584	4,697	3,361	4,505	0	109	82	110
Pennsylvania	14,580	15,888	16,186	17,233	15	0	12	0
Delaware	1,979	2,391	1,760	2,298	0	0	0	0
Maryland	8,805	10,032	9,624	10,827	0	0	0	0
District of Columbia	0	0	0	0	0	0	0	0
Northeast	71,494	78,777	77,035	86,434	1,627	967	2,035	1,221
Ohio	33,616	37,702	37,981	43,508	2,019	1,422	1,979	1,475
Indiana	31,453	37,082	33,242	41,910	790	424	673	366
Illinois	38,595	39,751	42,017	45,452	1,248	876	1,100	920
Iowa	20,912	19,975	20,073	19,724	1,085	741	1,010	683
Missouri	21,613	27,643	22,273	32,563	449	434	427	427
Corn Belt	146,189	162,153	155,586	183,157	5,591	3,897	5,189	4,071
Michigan	8,536	10,037	9,766	11,869	1	1	1	0
Wisconsin	16,762	18,351	18,978	21,707	3,066	3,040	3,025	3,042
Minnesota	17,999	19,536	20,203	23,009	2,025	2,171	1,938	2,086
Lake States	43,297	47,924	48,947	56,585	5,092	5,212	4,964	5,128
Virginia	8,448	11,506	9,206	12,111	0	0	0	0
West Virginia	2,045	2,427	2,306	2,675	0	0	0	0
North Carolina	11,082	31,141	12,266	33,702	69	790	29	755
Kentucky	14,560	17,910	16,603	21,138	39	32	34	11
Tennessee	12,670	16,906	14,623	21,640	50	606	57	533
Appalachian	48,805	79,890	55,004	91,266	158	1,428	120	1,299
South Carolina	7,863	17,290	8,766	18,172	0	37	0	33
Georgia	13,405	25,564	13,288	27,496	27	34	51	61
Florida	16,667	13,225	19,836	18,209	597	0	583	545
Alabama	6,177	12,428	8,123	13,591	685	763	778	754
Southeast	44,112	68,507	50,013	77,468	1,309	834	1,412	1,393
Mississippi	11,384	33,978	15,788	36,439	3,314	6,887	2,804	6,846
Arkansas	6,641	24,784	10,512	32,079	518	1,119	467	1,118
Louisiana	10,631	23,399	11,860	25,203	586	1,251	514	1,616
Delta States	28,656	82,161	38,160	93,721	4,418	9,257	3,785	9,580
Oklahoma	14,218	14,932	14,912	17,844	3,002	3,285	2,968	2,927
Texas	62,263	86,508	61,876	87,049	16,481	18,029	16,081	14,709
Southern Plains	76,481	101,440	76,788	104,893	19,483	21,314	18,049	17,636
North Dakota	7,026	8,775	7,298	9,165	1,147	1,292	942	1,055
South Dakota	10,841	12,570	11,840	13,344	704	610	532	465
Nebraska	15,970	18,084	16,613	19,395	722	460	832	517
Kansas	14,585	14,996	14,544	17,479	197	64	107	95
Northern Plains	48,422	54,425	50,295	59,383	2,770	2,426	2,413	2,132
Montana	16,858	26,607	19,137	27,419	481	580	403	553
Idaho	10,787	23,041	20,008	26,811	182	264	186	170
Wyoming	7,814	8,938	7,998	8,945	2,275	2,647	2,367	2,868
Colorado	19,638	23,329	21,592	25,827	2,506	2,531	2,982	3,103
New Mexico	7,283	10,069	6,807	9,728	1,610	1,768	1,331	1,358
Arizona	3,529	4,715	3,447	5,010	3,393	5,002	2,530	6,926
Utah	6,394	6,876	6,526	7,203	2,779	3,116	2,582	2,678
Nevada	2,095	2,526	2,419	2,432	955	878	823	1,030
Mountain	84,398	106,101	87,934	113,375	14,181	16,786	13,204	18,686
Washington	8,762	11,486	8,659	12,134	972	344	975	176
Oregon	16,882	21,715	19,715	26,161	548	5	243	98
California	26,951	40,142	31,117	48,558	5,758	6,632	7,618	9,139
Pacific	52,595	73,343	59,521	86,853	7,278	6,981	8,836	9,413
United States	644,449	854,721	699,283	953,135	61,907	69,132	60,007	70,559
Puerto Rico	9,029	7,876	7,303	7,766	5,578	2,222	3,374	1,188

1/ Excludes loans guaranteed by the Commodity Credit Corporation.
2/ Includes all loans (except CCC-guaranteed loans) of production credit associations, whether or not discounted with Federal intermediate credit banks.
3/ Loans from and discounts with Federal intermediate credit banks by livestock loan companies and agricultural credit corporations. These loans and discounts represent practically all of their loans to farmers.

Farm Credit Administration.

Table 18.- Farmers Home Administration: Outstanding non-real-estate loans to individuals, by type of loan and by States, specified dates, 1956-57

State and region	Operating 1/			Emergency 2/			Emergency crop and feed 3/		
	1956	1957		1956	1957		1956	1957	
	January 1	January 1	July 1	January 1	January 1	July 1	January 1	January 1	July 1
	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars
Maine	3,932	4,616	5,320	2,420	2,349	3,050	49	43	37
New Hampshire	1,152	1,099	1,126	19	18	24	3	3	2
Vermont	1,079	1,036	972	63	50	45	2	2	2
Massachusetts	418	452	547	143	155	152	3	2	2
Rhode Island	87	99	101	5	2	2	4/	4/	4/
Connecticut	370	356	347	26	87	43	4	3	3
New York	9,498	9,711	10,249	254	343	292	26	21	16
New Jersey	2,652	2,763	3,434	371	465	435	22	16	19
Pennsylvania	7,676	8,116	8,767	90	214	314	29	18	15
Delaware	278	288	297	12	17	35	14	11	10
Maryland	2,887	2,910	3,157	104	125	113	118	87	79
District of Columbia	0	0	0	0	0	0	0	0	0
Northeast	30,029	31,446	34,317	3,507	3,825	4,505	270	206	185
Ohio	5,423	5,488	6,093	21	71	89	20	18	16
Indiana	6,235	7,412	8,707	21	134	56	22	14	13
Illinois	8,399	10,796	12,810	158	230	75	28	18	16
Iowa	7,806	11,205	11,424	10	166	44	7	7	8
Missouri	10,320	10,749	12,218	3,501	2,158	2,582	129	95	79
Corn Belt	37,183	45,650	54,252	3,711	2,759	2,846	206	152	132
Michigan	9,756	10,685	11,346	348	554	462	70	50	45
Wisconsin	8,616	9,055	9,559	92	58	52	169	135	119
Minnesota	10,861	11,173	12,212	99	217	479	285	195	138
Lake States	29,233	30,913	33,117	539	829	993	524	380	302
Virginia	2,978	3,263	4,213	340	352	216	161	122	93
West Virginia	3,540	3,809	4,037	27	79	88	14	9	6
North Carolina	8,243	9,429	12,650	1,091	820	1,916	69	58	46
Kentucky	5,764	5,218	5,919	467	235	158	21	15	14
Tennessee	4,406	4,371	5,457	537	294	239	53	33	19
Appalachian	24,931	25,120	32,276	2,462	1,780	2,617	318	237	178
South Carolina	5,575	4,761	6,552	688	630	1,157	224	141	109
Georgia	8,725	7,502	10,451	879	664	849	191	105	86
Florida	5,181	4,603	4,575	766	848	625	172	121	82
Alabama	6,178	5,681	8,260	444	326	285	86	54	41
Southeast	25,659	22,547	29,838	2,777	2,468	2,916	673	421	318
Mississippi	11,262	11,152	13,126	1,598	1,384	1,440	152	91	45
Arkansas	9,429	8,750	11,209	2,442	1,780	1,964	223	123	81
Louisiana	7,031	7,053	9,128	432	411	488	303	205	151
Delta States	28,222	26,955	33,463	4,472	3,575	3,892	678	419	277
Oklahoma	15,589	15,936	17,124	4,548	5,104	5,590	145	126	117
Texas	31,744	37,123	38,604	31,356	38,067	57,482	1,259	1,069	899
Southern Plains	47,333	53,059	55,728	35,904	43,171	63,072	1,404	1,195	1,016
North Dakota	9,797	11,811	13,856	319	409	3,296	2,936	2,592	2,348
South Dakota	11,070	12,531	14,667	636	899	1,739	2,120	1,866	1,723
Nebraska	6,434	8,228	10,980	136	326	634	144	122	119
Kansas	9,296	9,929	11,002	3,102	4,774	6,002	638	509	453
Northern Plains	36,597	42,499	50,505	4,193	6,408	11,671	5,838	5,089	4,643
Montana	7,373	7,091	9,230	2,117	1,702	1,848	1,283	1,077	992
Idaho	8,358	9,174	11,845	732	669	860	70	58	53
Wyoming	5,242	5,230	6,256	596	645	706	219	155	132
Colorado	8,637	9,141	11,268	4,397	5,935	7,642	494	441	404
New Mexico	5,863	5,437	6,401	4,323	3,922	4,400	278	218	205
Arizona	1,849	1,502	1,935	273	225	237	31	29	25
Utah	3,210	3,408	3,944	560	537	616	38	26	23
Nevada	571	581	567	629	516	487	4	3	3
Mountain	41,103	41,564	51,446	13,627	14,151	16,796	2,417	2,007	1,837
Washington	7,242	8,189	9,659	278	953	1,215	792	672	646
Oregon	3,007	3,328	4,451	436	548	560	147	120	109
California	6,904	6,562	6,990	841	1,309	1,273	227	181	149
Pacific	17,153	18,079	21,100	1,555	2,810	3,048	1,166	973	904
United States	319,443	337,832	396,042	72,747	81,776	112,356	13,494	11,079	9,792
Possessions 5/	4,137	3,996	4,733	26	557	750	33	26	25

1/ Includes production and subsistence, rural-rehabilitation, construction, and wartime-adjustment loans and such loans from State Corporation trust funds.

2/ Includes production emergency, economic emergency, special emergency, special livestock, fur, orchard, flood damage, and flood and windstorm restoration loans and loans formerly made by the regional agricultural credit corporations.

3/ Includes seed, feed, crop-production, drought-relief, and orchard-rehabilitation loans. These are in liquidation.

4/ Less than $500.

5/ Alaska, Hawaii, Puerto Rico, and Virgin Islands.

Farmers Home Administration.

Table 19.- Commodity Credit Corporation: Loans made from organization to July 1, 1957, and loans outstanding on July 1, 1957, by commodity program

Commodity program	Loans made 1/		Unit	Loans outstanding July 1, 1957			
	Amount	Quantity pledged		Held by Commodity Credit Corporation 2/	Held by lending agencies 3/	Total	Quantity pledged
	1,000 dollars	1,000 units		1,000 dollars	1,000 dollars	1,000 dollars	1,000 units
Barley:							
1940-56	431,982	438,658	Bushel	---	---	---	---
1957	2,077	2,088	do.	---	---	---	---
Total	434,059	440,745	do.	11,874	72	11,946	12,409
Beans, dry:							
1943-55	199,566	26,892	Hundredweight	---	---	---	---
1956	24,230	3,542	do.	---	---	---	---
Total	223,796	30,434	do.	215	0	215	36
Butter:							
1938-40	32,156	127,166	Pound	0	0	0	0
Corn:							
1933-55	3,769,834	3,282,451	Bushel	---	---	---	---
1956	569,530	400,533	do.	---	---	---	---
Total	4,339,364	3,682,984	do.	441,947	268,352	710,299	491,759
Cotton:							
1933-55	6,711,533	61,153	Bale	---	---	---	---
1956	767,356	4,830	do.	---	---	---	---
Total	7,478,889	65,983	do.	517,177	85,431	602,608	3,806
Flax fiber:							
1946	1,237	2,579	Pound	0	0	0	0
Flaxseed:							
1941-55	173,286	50,777	Bushel	---	---	---	---
1956	43,952	14,605	do.	---	---	---	---
Total	217,238	65,382	do.	1,456	0	1,456	474
Grain sorghum:							
1940-56	591,414	277,413	Hundredweight	---	---	---	---
1957	21	11	do.	---	---	---	---
Total	591,435	277,424	do.	29	23	52	26
Naval stores:							
Rosin:							
1934-56	85,290	2,056,849	Pound	---	---	---	---
1957	150	2,032	do.	---	---	---	---
Total	85,440	2,058,881	do.	151	0	151	2,042
Turpentine:							
1934-54	19,513	49,316	Gallon	0	0	0	0
Oats:							
1945-56	205,721	295,938	Bushel	---	---	---	---
1957	2,049	3,212	do.	---	---	---	---
Total	207,770	299,150	do.	5,638	279	5,917	10,024
Peanuts:							
1937-55	392,739	2,178	Ton	---	---	---	---
1956	39,640	183	do.	---	---	---	---
Total	432,379	2,361	do.	5,898	44	5,942	27
Peas, dry:							
1943-49	2,704	846	Hundredweight	0	0	0	0
Potatoes, white:							
1943-49	165,570	156,174	do.	0	0	0	0
Rice:							
1948-55	207,707	41,367	do.	---	---	---	---
1956	69,394	13,305	do.	---	---	---	---
Total	277,101	54,672	do.	286	0	286	56
Rye:							
1939-55	36,513	38,468	Bushel	---	---	---	---
1956	3,076	2,603	do.	---	---	---	---
Total	39,589	41,071	do.	230	0	230	190
Seeds, miscellaneous:							
1943-55	62,526	452,943	Pound	0	0	0	0
Soybeans:							
1941-55	368,974	165,232	Bushel	---	---	---	---
1956	126,106	59,761	do.	---	---	---	---
Total	495,080	224,993	do.	17,806	248	18,054	8,499
Sweetpotatoes:							
1943-46	150	77	Hundredweight	0	0	0	0
Tobacco:							
1931-55	1,372,769	2,842,999	Pound	---	---	---	---
1956	191,908	323,803	do.	---	---	---	---
Total	1,564,677	3,166,802	do.	577,508	0	577,508	946,407
Wheat:							
1938-56	7,629,569	4,512,871	Bushel	---	---	---	---
1957	2,014	1,036	do.	---	---	---	---
Total	7,631,583	4,513,907	do.	26,201	1,666	27,867	13,841
Other	294,640	---	---	4,287	11	4,298	---
Grand total	24,596,896	---	---	1,610,703	356,126	1,966,829	---

1/ Includes loans made directly by Commodity Credit Corporation and guaranteed loans made by lending agencies. Renewals and extensions of loans previously made are excluded.

2/ Includes loans to cooperatives totaling $701,553,000. Excludes pooled loans to cooperatives against which certificates of interest were issued.

3/ Includes certificates of interest totaling $66,017,000 against pooled loans to farmers held by Commodity Credit Corporation. Also includes loans to cooperatives totaling $44,000, and certificates of interest against pooled loans to cooperatives totaling $19,500,000.

Commodity Credit Corporation.

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Table 20.- Commodity Credit Corporation: Loans made on selected commodities, by States, year ended June 30, 1957 1/

State and region	Corn	Cotton	Peanuts	Tobacco	Wheat	Other 2/	Total
	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars
Maine	0	0	0	0	0	296	296
New Hampshire	0	0	0	0	0	0	0
Vermont	0	0	0	0	0	0	0
Massachusetts	0	0	0	0	0	0	0
Rhode Island	0	0	0	0	0	0	0
Connecticut	0	0	0	1,682	0	0	1,682
New York	146	0	0	0	1,312	1,182	2,640
New Jersey	228	0	0	0	167	22	417
Pennsylvania	529	0	0	0	694	31	1,254
Delaware	392	0	0	0	47	13	452
Maryland	573	0	0	1,586	544	7	2,710
District of Columbia	0	0	0	0	0	0	0
Northeast	1,868	0	0	3,268	2,764	1,551	9,451
Ohio	20,257	0	0	103	5,080	4,137	29,577
Indiana	50,161	0	0	0	2,587	6,819	59,567
Illinois	167,792	2	0	0	14,717	27,006	209,517
Iowa	145,582	0	0	0	1,416	37,333	184,331
Missouri	30,385	11,334	0	0	20,958	12,290	74,967
Corn Belt	414,177	11,336	0	103	44,758	87,585	557,959
Michigan	7,627	0	0	0	2,346	12,628	22,601
Wisconsin	5,081	0	0	476	15	172	5,744
Minnesota	80,898	0	0	0	6,966	52,465	140,329
Lake States	93,606	0	0	476	9,327	65,265	168,674
Virginia	247	501	8,346	1,101	1,709	23	11,927
West Virginia	25	0	0	0	2	0	27
North Carolina	1,935	21,102	26	177,615	798	827	202,303
Kentucky	8,122	127	0	8,575	2,050	413	19,287
Tennessee	358	20,894	0	8,057	975	1,172	31,456
Appalachian	10,687	42,624	8,372	195,348	5,534	2,435	265,000
South Carolina	245	12,589	62	0	492	3,011	16,399
Georgia	513	49,099	31,178	0	789	3,170	84,749
Florida	32	200	0	0	0	821	1,053
Alabama	506	37,257	17	0	18	251	38,049
Southeast	1,296	99,145	31,257	0	1,299	7,253	140,250
Mississippi	78	117,331	0	0	3	13,054	130,466
Arkansas	65	67,056	0	0	1,085	22,119	90,325
Louisiana	0	32,611	0	0	0	10,440	43,051
Delta States	143	216,998	0	0	1,088	45,613	263,842
Oklahoma	10	19,913	0	0	26,367	367	46,657
Texas	38	277,838	3/ -3	0	13,433	70,576	361,882
Southern Plains	48	297,751	3/ -3	0	39,800	70,943	408,539
North Dakota	1,962	0	0	0	60,205	51,179	113,346
South Dakota	16,052	0	0	0	7,672	8,882	32,606
Nebraska	35,469	0	0	0	23,327	1,258	60,054
Kansas	2,296	0	0	0	137,953	1,921	142,170
Northern Plains	55,779	0	0	0	229,157	63,240	348,176
Montana	0	0	0	0	26,774	10,372	37,146
Idaho	64	0	0	0	17,415	3,566	21,045
Wyoming	5	0	0	0	859	1,871	2,735
Colorado	125	0	0	0	5,241	2,110	7,476
New Mexico	0	21,085	.11	0	503	662	22,261
Arizona	125	24,541	0	0	259	1,452	26,377
Utah	2	0	0	0	1,291	105	1,398
Nevada	0	0	0	0	7	14	21
Mountain	321	45,626	11	0	52,349	20,152	118,459
Washington	290	0	0	0	34,953	11,528	46,771
Oregon	46	0	0	0	15,097	5,556	20,699
California	195	51,450	0	0	3,117	17,775	72,537
Pacific	531	51,450	0	0	53,167	34,859	140,007
Unallocated	0	15,947	0	0	0	0	15,947
United States	578,456	780,877	39,637	199,195	439,243	398,896	2,436,304
Puerto Rico	0	0	0	617	0	0	617

1/ Includes loans made directly by Commodity Credit Corporation and guaranteed loans made by lending agencies.
2/ Consists mainly of soybeans, rice, barley, grain sorghums, and oats.
3/ Adjustment to recordings for prior period.

Commodity Credit Corporation.

Table 21.- Rural Electrification Administration: Electrification and telephone loans outstanding, by States, July 1, 1956 and 1957 1/

State and region	Electrification loans				Telephone loans			
	July 1, 1956		July 1, 1957		July 1, 1956		July 1, 1957	
	To cooperatives 2/	To others 3/	To cooperatives 2/	To others 3/	To cooperatives	To others 4/	To cooperatives	To others 4/
	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars	1,000 dollars
Maine	1,755	0	1,786	0	0	481	0	2,181
New Hampshire	5,966	180	6,325	176	0	0	0	0
Vermont	2,918	0	3,041	0	0	33	0	121
Massachusetts	0	0	0	0	0	156	0	269
Rhode Island	0	0	0	0	0	0	0	0
Connecticut	0	0	0	0	0	0	0	0
New York	2,264	0	2,234	0	0	113	0	133
New Jersey	1,103	0	1,299	0	0	1,068	0	1,168
Pennsylvania	23,287	0	24,855	0	0	950	0	2,675
Delaware	3,527	0	3,922	0	0	0	0	0
Maryland	11,849	0	12,235	0	0	0	0	0
District of Columbia	0	0	0	0	0	0	0	0
Northeast	52,669	180	55,697	176	0	2,801	0	6,547
Ohio	35,057	3,110	35,916	4,419	100	28	135	41
Indiana	32,327	0	31,690	0	1,726	1,955	2,896	2,450
Illinois	66,802	0	67,356	0	1,871	3,440	2,599	5,457
Iowa	101,468	0	104,865	0	3,181	660	4,323	3,182
Missouri	180,552	0	180,453	0	4,140	1,411	7,100	2,861
Corn Belt	416,206	3,110	420,280	4,419	11,018	7,494	17,053	13,991
Michigan	43,432	0	44,008	0	0	2,137	0	3,310
Wisconsin	82,180	12	83,213	6	1,383	1,736	2,060	3,262
Minnesota	104,743	665	104,246	625	7,552	3,190	9,292	3,875
Lake States	230,355	677	231,467	631	8,935	7,063	11,352	10,447
Virginia	46,706	0	49,359	0	1,047	961	1,297	1,913
West Virginia	890	0	932	0	0	311	228	562
North Carolina	68,270	300	71,239	272	2,540	3,055	4,179	3,417
Kentucky	100,340	0	107,047	0	5,725	2,843	6,733	4,564
Tennessee	64,449	3,842	67,271	2,991	6,710	3,441	8,980	5,257
Appalachian	280,655	4,142	295,848	3,263	16,022	10,611	21,417	15,713
South Carolina	52,161	1,191	54,770	1,408	4,988	1,077	6,299	1,721
Georgia	69,374	0	72,625	0	2,112	3,547	2,425	6,725
Florida	35,500	0	39,194	0	967	1,750	988	4,230
Alabama	53,580	1,502	54,855	1,618	1,454	4,742	1,499	6,137
Southeast	210,615	2,693	221,444	3,026	9,521	11,116	11,211	18,813
Mississippi	62,197	261	64,583	283	0	1,911	0	2,103
Arkansas	69,931	0	72,500	0	503	1,172	542	2,452
Louisiana	31,060	2,425	32,454	3,171	0	5,988	0	7,590
Delta States	163,188	2,686	169,537	3,454	503	9,071	542	12,145
Oklahoma	97,849	0	100,981	0	346	1,614	684	2,386
Texas	176,708	702	187,530	699	13,247	2,552	14,574	6,510
Southern Plains	274,557	702	288,511	699	13,593	4,166	15,258	8,896
North Dakota	85,376	320	87,331	291	7,050	0	10,953	0
South Dakota	72,675	0	73,566	0	4,105	656	7,731	0
Nebraska	9,378	81,263	9,428	97,645	554	0	882	213
Kansas	72,334	0	73,556	0	4,386	3,019	6,814	5,110
Northern Plains	239,763	81,583	243,881	97,936	16,095	3,675	26,380	5,323
Montana	36,106	0	36,932	0	4,855	0	6,614	0
Idaho	12,888	0	13,763	0	1,184	331	1,549	676
Wyoming	22,347	0	23,685	0	133	99	311	148
Colorado	59,813	0	63,594	0	413	312	869	395
New Mexico	54,097	0	56,999	0	2,210	0	2,201	176
Arizona	15,117	783	16,202	883	0	148	0	751
Utah	5,492	0	6,437	0	1,087	462	1,118	471
Nevada	0	93	0	87	0	357	0	333
Mountain	205,860	876	217,612	970	9,882	1,709	12,662	2,950
Washington	16,769	8,338	18,004	9,589	199	4,024	654	4,504
Oregon	27,152	375	29,638	357	1,970	584	2,056	1,511
California	4,024	12,204	4,190	14,850	0	841	0	980
Pacific	47,945	20,917	51,832	24,796	2,169	5,449	2,710	6,995
United States	2,121,813	117,566	2,196,109	139,370	87,738	63,155	118,585	102,820
Possessions 5/	14,624	8,051	17,425	10,836	271	0	671	0

1/ Cumulative net advances minus principal repayments.
2/ Approximately 57 percent of the individuals served by these cooperatives are farmers.
3/ Principally loans to public bodies and to power companies.
4/ Loans to commercial telephone companies.
5/ Alaska and Puerto Rico.

Rural Electrification Administration.

Table 22.- Taxes: Amounts levied on farm property and automotive taxes paid by farmers, United States, selected years, 1925-57

Year	Property taxes levied		Automotive taxes paid		
	Farm real estate	Farm personal property	Licenses and permits 1/	Motor fuel taxes	
				State 2/	Federal
	Million dollars	Million dollars	Million dollars	Million dollars	Million dollars
1925	516.8	71.7	49.8	21.9	---
1930	566.8	81.3	64.0	63.1	---
1935	392.3	42.0	55.2	65.7	20.6
1940	401.1	50.2	68.3	79.3	35.8
1941	406.7	56.1	73.1	81.8	45.4
1942	399.5	66.6	109.7	76.7	46.0
1943	400.2	76.8	100.0	72.8	46.6
1944	418.9	80.4	100.4	74.5	49.1
1945	464.8	91.5	103.0	89.9	55.5
1946	518.7	98.5	88.3	107.8	64.6
1947	605.4	127.7	97.1	118.8	70.7
1948	656.0	150.1	108.1	127.3	75.3
1949	706.2	166.8	115.1	135.7	79.1
1950	740.6	178.5	119.9	139.1	80.2
1951	772.8	214.1	129.6	151.4	88.1
1952	804.5	233.5	135.5	157.6	116.0
1953	838.9	223.5	144.1	167.8	120.2
1954	869.7	216.1	149.3	177.2	124.5
1955	928.4	3/ 220.4	156.5	185.7	128.3
1956	977.4	4/ 225.7	161.9	192.1	4/ 102.0
1957	4/ 1,032.0	4/ 233.0	---	---	---

1/ Includes Federal use taxes, 1942-45.
2/ 1924-44, taxes on motor fuel used in automobiles and trucks only; thereafter, also includes taxes on gasoline used in farm tractors.
3/ Revised.
4/ Preliminary.

Table 23.- Taxes levied on farm real estate: Amount per acre by States, selected years, 1940-56 1/

State and division	1940	1945	1950	1954	1955	1956
	Dollars	Dollars	Dollars	Dollars	Dollars	Dollars
Maine	0.84	1.00	1.27	1.32	1.37	1.44
New Hampshire	.88	.92	1.41	1.64	1.67	1.82
Vermont	.54	.60	.87	.99	1.04	1.13
Massachusetts	2.70	2.69	3.44	3.93	4.15	4.63
Rhode Island	1.70	1.90	2.40	3.08	3.43	3.54
Connecticut	1.86	2.21	3.30	4.38	4.58	4.93
New York	1.10	1.10	1.66	2.02	2.14	2.24
New Jersey	2.31	2.51	3.89	5.41	5.56	6.52
Pennsylvania	.98	1.05	1.38	1.58	1.62	1.76
Delaware	.33	.44	.58	.77	.78	.84
Maryland	.81	.84	1.15	1.15	1.31	1.51
District of Columbia	---	---	---	---	---	---
Northeast	1.09	1.15	1.60	1.90	1.99	2.16
Ohio	.69	.74	1.09	1.49	1.60	1.70
Indiana	.76	.81	1.35	1.57	1.75	1.85
Illinois	.98	1.10	2.08	2.77	2.97	3.17
Iowa	1.00	1.21	1.92	2.30	2.27	2.37
Missouri	.32	.34	.51	.61	.70	.75
Corn Belt	.74	.84	1.40	1.77	1.86	1.97
Michigan	.46	.52	.77	1.00	1.22	1.32
Wisconsin	.78	.96	1.57	1.84	1.93	1.99
Minnesota	.66	.85	1.33	1.57	1.67	1.73
Lake States	.65	.80	1.27	1.52	1.65	1.72
Virginia	.27	.29	.46	.58	.62	.68
West Virginia	.16	.17	.23	.25	.26	.27
North Carolina	.37	.40	.50	.56	.59	.62
Kentucky	.32	.38	.63	.71	.72	.74
Tennessee	.38	.41	.47	.51	.52	.53
Appalachian	.32	.35	.49	.56	.58	.61
South Carolina	.30	.26	.36	.40	.42	.43
Georgia	.14	.19	.32	.30	.32	.33
Florida	.32	.25	.51	.58	.59	.65
Alabama	.20	.23	.26	.27	.28	.28
Southeast	.21	.22	.35	.38	.39	.41
Mississippi	.34	.37	.38	.41	.41	.43
Arkansas	.28	.29	.32	.38	.40	.42
Louisiana	.31	.33	.39	.44	.46	.48
Delta States	.31	.33	.36	.41	.42	.44
Oklahoma	.24	.25	.36	.37	.40	.41
Texas	.14	.15	.26	.30	.32	.33
Southern Plains	.16	.17	.28	.31	.34	.35
North Dakota	.22	.25	.43	.45	.45	.46
South Dakota	.28	.32	.47	.53	.58	.64
Nebraska	.30	.38	.66	.80	.91	.97
Kansas	.36	.41	.72	.88	.95	.94
Northern Plains	.30	.35	.58	.68	.74	.77
Montana	.11	.13	.21	.25	.25	.27
Idaho	.45	.55	.85	1.02	1.07	1.08
Wyoming	.06	.07	.13	.15	.15	.16
Colorado	.20	.23	.35	.46	.48	.49
New Mexico	.04	.05	.09	.08	.09	.09
Arizona	.13	.12	.36	.41	.41	.38
Utah	.30	.33	.48	.50	.58	.62
Nevada	.15	.14	.17	.16	.16	.16
Mountain	.14	.16	.27	.32	.33	.34
Washington	.32	.40	.61	.69	.80	.86
Oregon	.33	.32	.76	.84	.92	.98
California	.83	1.00	1.86	2.19	2.43	2.62
Pacific	.56	.67	1.27	1.48	1.64	1.78
United States	.39	.44	.69	.82	.87	.91

1/ Year of levy but not necessarily year of payment.

Table 24.- Taxes levied on farm real estate: Index numbers of amount per acre, by States, selected years, 1940-56 1/

(1909-13 = 100)

State and region	1940	1945	1950	1954	1955	1956
Maine	297	355	450	466	486	510
New Hampshire	279	292	447	520	531	579
Vermont	259	290	419	480	504	547
Massachusetts	334	334	426	486	514	573
Rhode Island	374	417	526	677	752	777
Connecticut	384	457	683	906	948	1,021
New York	265	266	403	490	518	544
New Jersey	321	348	540	752	2/ 773	907
Pennsylvania	202	215	282	325	333	360
Delaware	133	176	234	309	314	338
Maryland	215	223	306	305	348	402
District of Columbia	---	---	---	---	---	---
Northeast	255	268	375	445	2/ 466	506
Ohio	147	158	234	319	342	363
Indiana	146	156	259	301	335	354
Illinois	246	275	523	696	747	795
Iowa	246	299	475	570	561	586
Missouri	231	245	371	449	509	545
Corn Belt	203	2/ 229	382	482	508	537
Michigan	106	121	177	232	282	306
Wisconsin	229	281	460	540	566	584
Minnesota	285	367	571	673	717	745
Lake States	202	250	395	473	2/ 512	534
Virginia	245	262	418	528	562	617
West Virginia	141	146	203	214	223	234
North Carolina	464	510	629	704	752	789
Kentucky	212	251	421	474	481	492
Tennessee	276	298	338	369	377	384
Appalachian	267	2/ 295	412	469	488	510
South Carolina	234	204	280	306	321	332
Georgia	129	172	291	276	294	298
Florida	293	235	468	540	546	601
Alabama	231	255	288	306	313	322
Southeast	199	209	2/ 326	350	362	381
Mississippi	249	267	277	299	296	311
Arkansas	192	198	217	258	276	291
Louisiana	210	219	260	295	304	323
Delta States	218	230	250	283	290	306
Oklahoma	127	131	193	196	210	216
Texas	241	270	457	521	562	577
Southern Plains	2/ 190	207	337	373	402	413
North Dakota	157	174	301	316	319	323
South Dakota	221	253	370	419	457	509
Nebraska	190	236	410	503	569	609
Kansas	194	220	384	467	507	501
Northern Plains	188	2/ 219	366	2/ 432	2/ 470	488
Montana	174	202	327	382	393	417
Idaho	193	233	362	432	453	460
Wyoming	175	210	405	436	454	477
Colorado	179	211	318	416	439	445
New Mexico	208	249	403	395	406	435
Arizona	207	183	575	653	650	609
Utah	201	217	315	329	387	410
Nevada	230	215	264	254	255	255
Mountain	170	201	331	2/ 392	2/ 410	415
Washington	113	141	218	246	283	307
Oregon	224	218	519	576	626	668
California	233	282	524	619	684	739
Pacific	195	233	438	511	565	613
United States	187	213	335	394	421	440

1/ Year of levy but not necessarily year of payment. Index numbers computed before rounding.
2/ Revised.

Table 25.- Taxes levied on farm real estate: Amount per $100 of full value, by States, selected years, 1940-56 1/

State and region	1940	1945	1950	1954	1955	1956
	Dollars	Dollars	Dollars	Dollars	Dollars	Dollars
Maine	2.87	2.09	2.28	2.22	2.27	2.23
New Hampshire	2.41	1.55	1.82	1.88	1.86	1.94
Vermont	1.76	1.33	1.46	1.65	1.68	1.74
Massachusetts	2.41	1.65	1.65	1.75	1.82	1.86
Rhode Island	1.38	1.02	.89	.91	.97	.92
Connecticut	1.30	1.08	1.23	1.48	1.51	1.48
New York	1.99	1.49	1.71	1.83	1.85	1.81
New Jersey	1.70	1.12	1.23	1.32	2/ 1.25	1.35
Pennsylvania	1.65	1.19	1.12	1.12	1.07	1.09
Delaware	.51	.45	.47	.48	.47	.46
Maryland	1.20	.81	.83	.64	.71	.75
District of Columbia	---	---	---	---	---	---
Northeast	1.79	1.30	1.36	1.39	1.38	1.39
Ohio	1.01	.64	.67	.78	.77	.77
Indiana	1.18	.70	.83	.79	.84	.83
Illinois	1.18	.82	1.02	1.21	1.23	1.22
Iowa	1.26	.97	1.02	1.13	1.10	1.10
Missouri	.98	.63	.68	.74	.82	.81
Corn Belt	1.15	.79	.90	1.00	1.01	1.00
Michigan	.90	.61	.69	.74	.84	.85
Wisconsin	1.54	1.30	1.58	1.81	1.82	1.74
Minnesota	1.49	1.31	1.34	1.43	1.42	1.34
Lake States	1.35	1.11	1.25	1.35	1.37	1.31
Virginia	.65	.41	.50	.54	.54	.56
West Virginia	.50	.34	.36	.36	.35	.35
North Carolina	.95	.53	.46	.43	.44	.44
Kentucky	.84	.56	.68	.75	.76	.71
Tennessee	1.03	.62	.54	.55	.55	.52
Appalachian	.83	.52	.53	.54	.54	.53
South Carolina	.94	.45	.47	.45	.46	.44
Georgia	.66	.54	.67	.50	.50	.47
Florida	.82	.36	.74	.54	.49	.46
Alabama	.93	.60	.47	.46	.44	.43
Southeast	.82	.48	.59	.50	.48	.45
Mississippi	1.32	.82	.59	.55	.51	.49
Arkansas	1.07	.65	.45	.49	.50	.48
Louisiana	.86	.54	.44	.39	.38	.37
Delta States	1.10	.69	.50	.48	.47	.45
Oklahoma	.98	.62	.60	.58	.60	.57
Texas	.71	.43	.47	.47	.50	.47
Southern Plains	.78	.47	.50	.49	.52	.49
North Dakota	1.70	1.12	1.31	1.22	1.19	1.10
South Dakota	1.98	1.28	1.17	1.18	1.28	1.40
Nebraska	1.35	.89	.95	1.09	1.24	1.34
Kansas	1.23	.86	.97	1.07	1.13	1.10
Northern Plains	1.44	.97	1.04	1.12	1.20	1.22
Montana	1.42	.89	.92	.90	.89	.91
Idaho	1.34	.86	.94	.99	1.01	1.01
Wyoming	.94	.57	.76	.82	.86	.96
Colorado	1.53	.89	.88	1.07	1.16	1.20
New Mexico	.70	.33	.35	.28	.29	.33
Arizona	1.11	.38	.77	2/ .71	2/ .67	.62
Utah	1.31	.84	.84	.82	.94	1.09
Nevada	1.14	.64	.73	.57	.56	.55
Mountain	1.27	.73	.80	2/ .82	2/ .90	.88
Washington	.80	.50	.59	.57	.64	.63
Oregon	1.15	.57	1.06	1.03	1.10	1.09
California	1.15	.62	.98	.91	.94	.94
Pacific	1.08	.59	.92	.87	.92	.91
United States	1.18	.77	.86	.89	.92	.90

1/ Year of levy but not necessarily year of payment.
2/ Revised.

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Table 26.- Taxes levied on farm real estate: Total taxes by States, selected years, 1940-56 1/

State and region	1940	1945	1950	1954	1955	1956
	Million dollars	Million dollars	Million dollars	Million dollars	Million dollars	Million dollars
Maine	3.5	4.6	5.3	4.7	5.0	5.3
New Hampshire	1.6	1.9	2.4	2.4	2.4	2.6
Vermont	2.0	2.3	3.0	3.3	3.5	3.7
Massachusetts	5.2	5.6	5.6	5.6	5.9	6.5
Rhode Island	.4	.5	.5	.5	.5	.6
Connecticut	2.8	3.5	4.2	4.9	5.2	5.6
New York	18.8	19.3	26.5	30.9	32.6	33.6
New Jersey	4.3	4.5	6.7	8.9	2/ 9.2	10.8
Pennsylvania	14.4	15.7	19.3	20.7	21.2	23.0
Delaware	.3	.4	.5	.6	.6	.7
Maryland	3.4	3.5	4.7	4.5	5.1	5.9
District of Columbia	---	---	---	---	---	---
Northeast	56.7	61.8	78.7	87.0	2/ 91.2	98.3
Ohio	15.0	16.1	22.7	29.7	31.8	33.7
Indiana	15.1	16.1	26.5	30.0	33.5	35.5
Illinois	30.4	34.6	64.3	84.0	90.1	95.7
Iowa	34.0	41.6	65.7	78.2	77.1	80.4
Missouri	11.0	11.8	17.8	20.9	23.7	25.5
Corn Belt	105.5	120.2	197.0	242.8	256.2	270.8
Michigan	8.3	9.6	13.1	16.5	20.0	21.7
Wisconsin	17.8	22.5	36.4	41.4	43.3	44.8
Minnesota	21.6	28.1	43.6	50.4	53.7	55.6
Lake States	47.7	60.2	93.1	108.3	117.0	122.1
Virginia	4.4	4.7	7.1	8.5	9.0	9.9
West Virginia	1.4	1.5	1.9	1.8	1.9	2.0
North Carolina	6.9	7.5	9.6	10.1	10.8	11.3
Kentucky	6.5	7.4	12.3	12.8	13.0	13.4
Tennessee	7.1	7.3	8.7	9.0	9.2	9.4
Appalachian	26.3	28.4	39.6	42.2	43.9	46.0
South Carolina	3.4	2.9	4.3	4.4	4.6	4.7
Georgia	3.4	4.4	8.2	7.2	7.7	7.8
Florida	2.6	3.3	8.1	10.2	10.4	11.5
Alabama	3.9	4.3	5.3	5.6	5.7	5.9
Southeast	13.3	14.9	25.9	27.4	28.4	29.9
Mississippi	6.6	7.2	7.8	8.4	8.3	8.8
Arkansas	5.1	5.0	6.0	6.7	7.2	7.5
Louisiana	3.1	3.3	4.3	5.0	5.2	5.4
Delta States	14.8	15.5	18.1	20.1	20.7	21.7
Oklahoma	8.4	8.5	12.6	12.7	13.6	14.1
Texas	19.0	21.6	37.2	42.5	45.8	47.3
Southern Plains	27.4	30.1	49.8	55.2	59.4	61.4
North Dakota	8.4	9.5	16.7	17.8	18.0	18.3
South Dakota	9.6	10.9	18.2	20.2	22.0	25.1
Nebraska	14.3	17.5	30.2	37.0	41.9	44.8
Kansas	17.6	20.1	35.0	43.9	47.6	46.9
Northern Plains	49.9	58.0	100.1	118.9	129.5	135.1
Montana	5.2	6.4	10.4	12.6	12.9	14.3
Idaho	4.7	6.2	10.0	12.7	13.3	13.9
Wyoming	1.6	1.9	3.4	3.9	4.0	4.6
Colorado	6.2	7.8	12.2	16.2	17.1	17.1
New Mexico	1.3	1.6	2.7	2.7	2.8	3.2
Arizona	1.7	1.6	4.5	2/ 6.4	2/ 6.4	6.0
Utah	2.2	3.0	4.4	4.6	5.4	6.2
Nevada	.6	.7	1.0	1.0	1.1	1.1
Mountain	23.5	29.2	48.6	2/ 60.1	2/ 63.0	66.4
Washington	4.9	6.2	10.0	11.5	13.1	13.6
Oregon	5.9	6.1	11.8	17.0	18.5	19.1
California	25.2	34.2	64.9	79.2	87.5	93.0
Pacific	36.0	46.5	89.7	107.7	119.1	125.7
United States	401.1	464.8	740.6	2/ 869.7	2/ 928.4	977.4

1/ Year of levy but not necessarily year of payment.
2/ Revised.

Table 27.- Farm fire losses, United States, 1940-57 1/

Year	Amount	Year	Amount	Year	Amount
	Mil. dol.		Mil. dol.		Mil. dol.
1940	64	1946	105	1952	145
1941	67	1947	125	1953	135
1942	68	1948	141	1954	144
1943	82	1949	127	1955	148
1944	90	1950	131	1956	145
1945	94	1951	145	1957	152

1/ Represents fire and lightning losses on buildings, implements and machinery, livestock, crop, and household goods.

Table 28.- Farmers' mutual fire insurance: Number of companies, amount and cost of insurance, and surplus and reserves, United States, 1914-57 1/

Year	Companies 2/	Insurance in force at end of year	Cost per $100 of insurance			Surplus and reserves at end of year 3/
			Losses	Expenses	Total	
	Number	1,000 dollars	Cents	Cents	Cents	1,000 dollars
1914	1,947	5,264,119	20.4	6.0	26.4	---
1920	1,944	7,865,988	17.4	8.4	25.8	---
1930	1,886	11,382,104	24.8	6.8	31.6	---
1940	1,898	12,294,287	17.1	8.1	25.2	45,474
1941	1,885	12,518,913	16.2	8.4	24.6	50,119
1942	1,877	12,982,390	14.6	8.1	22.7	55,797
1943	1,878	13,777,555	16.2	7.7	23.9	61,413
1944	1,847	14,221,012	15.9	7.8	23.7	63,490
1945	1,841	15,170,456	15.6	8.0	23.6	70,644
1946	1,833	16,941,434	15.8	8.8	24.6	76,194
1947	1,803	19,263,745	15.8	8.5	24.3	85,625
1948	1,806	20,769,410	16.4	8.7	25.1	93,328
1949	1,808	22,488,417	14.0	8.3	22.3	108,033
1950	1,777	24,160,742	14.6	8.4	23.0	122,384
1951	1,745	25,493,692	14.1	8.0	22.1	129,252
1952	1,759	27,716,145	13.8	8.2	22.0	147,639
1953	1,694	26,898,393	14.3	7.3	21.6	152,608
1954	1,709	28,295,428	16.7	7.5	24.2	167,264
1955 4/	1,651	28,222,975	15.9	7.5	23.4	160,540
1956 5/	---	29,297,000	16.1	7.4	23.5	181,300
1957 5/	---	30,427,000	16.3	9.0	25.3	156,920

1/ For 1914, 1920, and 1930, includes companies with more than 65 percent of their insurance on farm property; for later years those with at least 50 percent. In recent years, between 86 and 88 percent of total farm mutual insurance has been on farm property.
2/ Number of companies for which data were obtained; perhaps not entirely complete for any year.
3/ Excess of assets over liabilities. Most farmers' mutuals are assessment companies and as such are not required to set up unearned premium reserves. Data not compiled before 1935.
4/ Revised.
5/ Preliminary estimates based on sample of companies; not available by States.

Data for 1914, 1920, 1930 and for 1942-56 compiled by Farm Economics Research Division, ARS (formerly part of Bureau of Agricultural Economics); those for 1940 and 1941 by the Farm Credit Administration.

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Table 29.- Farmers' mutual fire insurance: Number of companies, amount and cost of insurance, and surplus and reserves, by States, 1955 1/

State and region	Companies	Insurance in force at end of year	Cost per $100 of insurance			Surplus and reserves at end of year 2/
			Losses	Expenses	Total	
	Number	1,000 dollars	Cents	Cents	Cents	1,000 dollars
Maine	29	134,728	38.4	15.2	53.6	650
New Hampshire	10	74,822	39.0	15.5	54.5	2,006
Vermont	4	180,304	33.3	12.3	45.6	1,081
Massachusetts 3/	0	0	0	0	0	0
Rhode Island 3/	0	0	0	0	0	0
Connecticut	1	22,086	16.0	30.5	46.5	288
New York	102	1,479,826	21.6	9.1	30.7	8,968
New Jersey	4	165,635	25.8	15.4	41.2	2,591
Pennsylvania	112	1,700,419	16.4	7.8	24.2	10,038
Delaware	3	14,401	11.8	26.6	38.4	272
Maryland	6	162,105	15.3	11.0	26.3	1,732
District of Columbia 3/	0	0	0	0	0	0
Northeast	271	3,934,326	20.6	9.5	30.1	27,626
Ohio	93	2,690,398	21.4	5.3	26.7	8,549
Indiana	71	1,394,478	17.3	6.8	24.1	7,393
Illinois	193	2,230,334	7.9	4.8	12.7	8,864
Iowa	145	3,614,720	10.1	5.2	15.3	17,623
Missouri	101	748,868	16.1	6.2	22.3	3,441
Corn Belt	603	10,678,798	13.7	5.4	19.1	45,870
Michigan	60	1,868,060	21.5	9.5	31.0	10,031
Wisconsin	187	3,022,259	12.8	4.6	17.4	10,457
Minnesota	152	2,593,697	12.0	4.9	16.9	10,118
Lake States	399	7,484,016	14.7	5.9	20.6	30,606
Virginia	39	462,765	15.2	12.9	28.1	5,415
West Virginia	13	94,495	16.6	14.0	30.6	1,924
North Carolina	28	172,541	30.5	9.7	40.2	2,785
Kentucky	16	191,871	39.5	15.5	55.0	3,861
Tennessee	27	153,288	15.2	8.7	23.9	1,279
Appalachian	123	1,074,960	21.8	12.1	33.9	15,264
South Carolina	10	32,786	34.8	21.8	56.6	1,070
Georgia	18	127,894	38.2	24.7	62.9	1,975
Florida	1	25,123	29.4	18.0	47.4	23
Alabama	1	89,400	54.6	27.8	82.4	1,036
Southeast	30	275,203	42.8	25.0	67.8	4,104
Mississippi	2	32,796	69.8	16.1	85.9	253
Arkansas	15	213,524	61.7	17.2	78.9	1,930
Louisiana 3/	0	0	0	0	0	0
Delta States	17	246,320	63.0	17.0	80.0	2,183
Oklahoma	2	30,186	33.0	7.6	40.6	1,096
Texas	31	464,782	19.6	5.0	24.6	4,800
Southern Plains	33	494,968	20.4	5.2	25.6	5,896
North Dakota	32	412,896	11.5	8.4	19.9	2,387
South Dakota	44	432,232	10.4	5.8	16.2	2,717
Nebraska	41	1,048,455	12.4	11.6	24.0	6,641
Kansas	10	489,401	15.8	11.9	27.7	2,947
Northern Plains	127	2,382,984	12.6	10.0	22.6	14,692
Montana	12	90,449	10.4	9.3	19.7	949
Idaho	7	141,806	9.1	4.2	13.3	985
Wyoming	2	7,221	11.7	18.2	29.9	100
Colorado	6	323,522	12.3	9.4	21.7	1,044
New Mexico 3/	0	0	0	0	0	0
Arizona 3/	0	0	0	0	0	0
Utah	1	39,396	11.4	27.7	39.1	1,138
Nevada 3/	0	0	0	0	0	0
Mountain	28	602,394	11.0	9.0	20.0	4,216
Washington	3	312,511	12.6	15.0	27.6	4,451
Oregon	5	154,311	19.7	14.8	34.5	1,332
California	12	582,184	13.7	13.7	27.4	4,300
Pacific	20	1,049,006	14.3	14.2	28.5	10,083
United States	1,651	28,222,975	15.9	7.5	23.4	160,540

1/ Revised. Includes companies with at least half of their insurance on farm property. In recent years, between 86 and 88 percent of total farm mutual insurance has been on farm property. Data for some companies not available at time of publication.

2/ Excess of assets over liabilities. Most farmers' mutuals are assessment companies and as such are not required to set up unearned premium reserves.

3/ No mutual fire insurance company with as much as half of its insurance on farm property.

Table 30.- Comparative income statement for agriculture, United States, selected years 1940-56

Table 30.- Comparative income statement for agriculture, United States, selected years 1940-56

Item	1940	1945	1950	1951 1/	1952 1/	1953 1/	1954 1/	1955 1/	1956
	Mil. dol.	Mil. dol.	Mil. dol.	Mil. dol.	Mil. dol.	Mil. dol.	Mil. dol.	Mil. dol.	Mil. dol.
HOW NET INCOME WAS OBTAINED									
Total gross farm income:									
Cash receipts from farm marketings	8,382	21,663	28,405	32,928	32,556	31,183	29,944	29,542	30,372
Government payments to farmers	723	742	283	285	275	213	257	229	554
Home consumption of farm products	1,210	2,356	2,051	2,328	2,266	2,061	1,826	1,704	1,716
Rental value of farm dwellings	723	1,011	1,366	1,519	1,635	1,669	1,690	1,737	1,727
Net change in inventory 2/	281	-439	859	1,309	864	-617	494	271	-470
Total	11,319	25,333	32,964	38,369	37,596	34,509	34,211	33,483	33,899
Production costs other than wages, rent, and interest on mortgages:									
Feed bought	998	2,738	3,330	4,168	4,302	3,755	3,906	3,728	3,919
Livestock bought, except horses and mules	517	1,011	2,000	2,443	1,917	1,320	1,563	1,530	1,611
Fertilizer and lime bought	306	657	978	1,085	1,229	1,246	1,274	1,266	1,247
Repairs and operation of capital items	1,006	1,626	2,969	3,314	3,448	3,448	3,332	3,393	3,511
Depreciation and other consumption of farm capital	796	1,340	2,743	3,242	3,404	3,539	3,645	3,752	3,821
Taxes on farm real estate and personal property	451	557	919	996	1,055	1,089	1,122	1,187	1,208
Seed bought	197	435	531	561	594	560	542	597	541
Miscellaneous	708	974	1,611	1,943	1,945	1,937	1,894	1,965	2,042
Total	4,979	9,338	15,081	17,752	17,894	16,894	17,278	17,418	17,900
Net income from agriculture	6,340	15,995	17,883	20,617	19,702	17,615	16,933	16,065	15,999
HOW NET INCOME WAS DISTRIBUTED									
Wages to hired labor (cash and perquisites)	1,029	2,299	2,750	2,931	2,801	2,792	2,714	2,736	2,790
Net rent and Government payments to landlords not living on farms 3/	448	1,064	1,153	1,284	1,462	1,213	1,159	1,067	1,180
Interest on farm-mortgage debt	293	221	264	291	319	347	376	410	429
Net income of farm operators	4,570	12,411	13,716	16,111	15,120	13,263	12,684	11,852	11,600
Net income from agriculture	6,340	15,995	17,883	20,617	19,702	17,615	16,933	16,065	15,999
REALIZED NET INCOME OF FARM OPERATORS									
Net income of farm operators	4,570	12,411	13,716	16,111	15,120	13,263	12,684	11,852	11,600
Net change in inventory	281	-439	859	1,309	864	-617	494	271	-470
Realized net income of farm operators	4,289	12,850	12,857	14,802	14,256	13,880	12,190	11,581	12,070

1/ Revised.
2/ Reflects the physical changes during the year in all livestock and crops on farms, except crops under CCC loan, with the changes valued at average prices for the year.
3/ After subtraction of taxes, mortgage interest, and other expenses paid by such landlords.

Table 31.- Comparative balance sheet of agriculture,

	Item	1940	1941	1942	1943	1944	1945	1946
		Billion dollars	Billion dollars	Billion dollars	Billion dollars	Billion dollars	Billion dollars	Billion dollars
	ASSETS							
	Physical assets:							
1	Real estate	33.6	34.4	37.5	41.6	48.2	53.9	61.0
	Non-real-estate:							
2	Livestock	5.1	5.3	7.1	9.6	9.7	9.0	9.7
3	Machinery and motor vehicles	3.1	3.3	4.0	4.9	5.3	6.3	5.2
4	Crops stored on and off farms 2/	2.7	3.0	3.8	5.1	6.1	6.7	6.3
5	Household furnishings and equipment 3/	4.3	4.3	4.5	4.6	4.6	4.7	4.8
	Financial assets:							
6	Deposits and currency 1/	3.2	3.5	4.2	5.4	6.6	7.9	9.4
7	United States savings bonds	1/ .2	.4	.5	1.1	2.2	3.4	4.1
8	Investments in cooperatives	.8	.9	.9	1.0	1.1	1.2	1.4
9	Total 1/ 4/	53.0	55.1	62.5	73.3	83.8	93.1	101.9
	CLAIMS							
	Liabilities:							
10	Real estate debt	6.6	6.5	6.4	6.0	5.4	4.9	4.8
	Non-real-estate debt to:							
11	Commodity Credit Corporation 5/	.4	.6	.6	.8	.6	.7	.3
12	Other reporting institutions 6/	1.5	1.6	1.8	1.7	1.7	1.6	1.7
13	Nonreporting creditors 7/	1.5	1.7	1.7	1.5	1.2	1.1	1.2
14	Total liabilities 4/	10.0	10.4	10.5	10.0	8.9	8.3	8.0
15	Proprietors' equities 1/	43.0	44.7	52.0	63.3	74.9	84.8	93.9
16	Total 1/ 4/	53.0	55.1	62.5	73.3	83.8	93.1	101.9

1/ Revised.
2/ Includes all crops held on farms for whatever purpose and crops held off farms as security for Commodity Credit Corporation loans. The latter on January 1, 1957, totaled $1,058 million.
3/ Estimated valuation for 1940, plus purchases minus depreciation since then.
4/ Total of rounded data.
5/ Includes loans held and loans guaranteed. Although these are nonrecourse loans, they are included as liabilities because borrowers must either repay in cash or deliver the commodities on which they were based. The values of the underlying commodities are included among the assets;

United States, January 1, 1940-57

1947	1948	1949	1950	1951	1952	1953	1954	1955	1956	1957	
Billion dollars	Billion dollars	Billion dollars	Billion dollars	Billion dollars	Billion dollars	Billion dollars	Billion dollars	Billion dollars	Billion dollars	Billion dollars	
68.5	73.7	76.6	75.3	86.8	96.0	96.6	94.7	98.8	102.7	109.5	1
11.9	13.3	14.4	1/ 12.9	17.1	19.5	14.8	11.7	11.2	1/ 10.7	11.2	2
5.1	6.9	9.3	11.2	12.8	14.9	15.4	15.9	16.0	1/ 16.5	17.3	3
7.1	9.0	8.6	7.6	7.9	8.8	9.0	9.2	9.6	8.3	8.4	4
5.3	6.1	6.9	7.7	8.6	9.3	10.0	10.6	11.1	1/ 11.6	12.0	5
10.2	9.9	9.6	9.1	9.1	9.4	9.4	9.4	9.4	9.5	9.5	6
4.1	4.4	4.6	4.8	4.9	4.9	5.0	5.2	5.4	5.6	5.7	7
1.5	1.7	1.9	2.1	2.3	2.5	2.7	2.9	3.1	3.3	3.5	8
113.7	125.0	131.9	130.7	149.5	165.3	162.9	159.6	164.6	168.2	177.1	9
4.9	5.1	5.3	5.6	6.1	1/ 6.7	1/ 7.3	1/ 7.8	1/ 8.3	1/ 9.1	9.9	10
.1	.1	1.2	1.7	.8	.6	1.2	2.4	2.2	1.9	1.6	11
2.0	2.3	2.7	2.8	3.4	4.1	4.2	3.8	4.0	4.4	4.5	12
1.5	1.8	2.2	2.4	2.8	3.2	3.4	3.2	3.3	3.5	3.5	13
8.5	9.3	11.4	12.5	13.1	1/ 14.6	1/ 16.1	1/ 17.2	1/ 17.8	1/ 18.9	19.5	14
105.2	115.7	120.5	118.2	136.4	150.7	146.8	142.4	146.8	149.3	157.6	15
113.7	125.0	131.9	130.7	149.5	165.3	162.9	159.6	164.6	168.2	177.1	16

hence the loans must be included as liabilities to avoid overstating the amount of proprietors' equities.

6/ Loans of all operating banks, the production credit associations, and the Farmers Home Administration, and discounts of the Federal intermediate credit banks for agricultural credit corporations and livestock loan companies.

7/ Loans and credits extended by dealers, merchants, finance companies, individuals, and others. Estimates based on fragmentary data.

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Table 32.- Farm real estate: Land transfers and value, United States, 1940-57

Year ended March 15	Number of farms changing ownership per 1,000 farms				Index of average value per acre (1947-49 = 100) 3/
	Voluntary sales and trades	Forced sales and related defaults 1/	Other 2/	Total	
	Number	Number	Number	Number	
1940	30.3	15.8	16.7	62.8	49
1941	34.1	13.7	15.7	63.5	49
1942	41.7	9.2	15.0	65.9	53
1943	45.8	6.5	14.5	66.8	58
1944	56.0	4.8	15.2	76.0	67
1945	51.5	2.9	15.1	69.5	74
1946	57.3	2.3	15.2	74.8	84
1947	57.6	1.8	16.2	75.6	94
1948	48.9	1.5	15.3	65.7	101
1949	40.9	1.6	14.3	56.8	105
1950	37.0	1.8	13.4	52.2	103
1951	39.4	1.8	12.8	54.0	119
1952	37.4	2.1	12.6	52.1	132
1953	34.2	1.6	11.8	47.6	132
1954	29.9	2.1	12.1	44.1	128
1955	31.9	2.4	12.3	46.6	133
1956	32.4	2.9	14.4	49.7	138
1957	31.4	2.7	13.7	47.8	147

1/ Includes tax sales, loss of title by default of contract, sales to avoid foreclosure, and surrender of title or other transfers to avoid foreclosure.

2/ Largely inheritance, gifts, and sales in settlement of estates; also includes a small number of miscellaneous and unclassified transfers.

3/ Farmland and buildings as of March 1.

Table 33.- Farm real estate values: Index numbers of average value per acre, by States, March 1, selected years 1945-57 1/

(1947-49 = 100)

State and region	1945	1950	1951	1952	1953	1954	1955	1956	1957
Maine	85	95	98	103	111	109	104	107	114
New Hampshire	83	97	101	105	108	105	105	108	113
Vermont	74	101	106	113	113	107	104	107	112
Massachusetts	87	99	107	112	112	106	106	108	117
Rhode Island	79	101	109	111	111	109	108	112	122
Connecticut	78	100	107	110	111	109	111	115	126
New York	75	105	110	121	121	118	119	124	133
New Jersey	79	103	108	122	126	129	132	143	156
Pennsylvania	80	102	117	129	129	130	134	143	154
Delaware	76	99	106	121	123	124	130	135	148
Maryland	73	98	109	121	129	129	136	140	153
District of Columbia	---	---	---	---	---	---	---	---	---
Northeast	78	102	110	121	122	121	123	130	139
Ohio	72	101	120	134	134	132	141	151	161
Indiana	73	103	123	135	138	137	147	154	166
Illinois	74	108	127	138	140	139	142	149	161
Iowa	73	108	125	132	128	125	133	136	142
Missouri	78	106	124	138	132	124	130	134	146
Corn Belt	74	106	125	135	134	132	139	144	154
Michigan	73	100	115	123	126	128	133	141	152
Wisconsin	76	101	112	119	119	113	113	117	127
Minnesota	74	109	127	137	134	127	135	145	160
Lake States	75	104	119	127	127	122	127	135	147
Virginia	74	101	115	129	134	129	135	143	152
West Virginia	72	95	105	112	113	107	110	117	125
North Carolina	70	106	117	132	138	133	140	146	154
Kentucky	70	102	116	128	123	116	115	115	127
Tennessee	69	103	115	124	125	116	118	121	129
Appalachian	70	103	115	127	129	123	126	130	139
South Carolina	78	97	108	117	119	120	121	126	136
Georgia	73	99	109	128	136	134	138	145	157
Florida	96	97	109	120	123	134	141	157	183
Alabama	69	101	113	125	131	125	125	134	142
Southeast	79	99	110	123	128	129	132	141	156
Mississippi	71	106	122	134	139	135	137	147	159
Arkansas	71	105	120	131	128	124	126	132	144
Louisiana	77	105	111	120	130	132	138	146	161
Delta States	72	104	117	128	131	129	132	140	152
Oklahoma	69	108	127	138	133	128	136	138	148
Texas	77	102	121	139	134	133	137	139	151
Southern Plains	75	103	122	139	133	132	137	139	150
North Dakota	71	107	116	133	136	134	132	136	150
South Dakota	69	111	127	145	140	135	139	140	146
Nebraska	68	104	123	136	136	127	134	133	131
Kansas	70	106	119	131	133	125	129	133	136
Northern Plains	70	107	121	135	135	129	133	135	138
Montana	68	104	127	141	144	142	146	152	162
Idaho	76	107	125	134	138	136	142	146	152
Wyoming	67	100	118	129	128	123	123	123	121
Colorado	64	104	121	133	130	128	128	124	121
New Mexico	70	107	123	138	136	135	136	137	133
Arizona	75	99	113	127	136	135	137	144	145
Utah	73	107	121	134	137	133	137	139	136
Nevada	81	99	114	129	129	137	139	142	145
Mountain	70	104	122	134	136	134	136	138	139
Washington	75	101	117	127	134	132	137	140	147
Oregon	74	99	114	121	127	123	128	130	137
California	80	94	108	123	125	122	128	137	147
Pacific	79	96	110	123	127	124	130	137	146
United States	74	103	119	132	132	128	133	138	147

1/ Farmland and buildings.

Miscellaneous and unclassified transfers.
3/ Farmland and buildings as of March 1.

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Table 34.- Deposits of country banks: Index numbers of demand, time, and total deposits, selected groups of States, 1940-57 1/

(1947-49 = 100)

Year or month	20 of the leading agricultural States 2/				3 Lake States 3/			5 Corn Belt States 4/			8 Cotton States 5/		
	Total	Demand		Time	Total	Demand	Time	Total	Demand	Time	Total	Demand	Time
		Unadjusted	Adjusted for seasonal variations										
1940	26	21		45	30	25	36	24	20	36	24	20	47
1945	80	82		76	79	83	74	79	81	75	82	85	72
1950	102	102		104	101	103	99	101	101	102	100	100	104
1951	105	107		106	104	110	98	106	107	104	105	105	108
1952	111	112		118	109	117	103	111	111	113	113	112	119
1953	115	115		132	116	122	111	118	116	124	118	117	132
1954	119	117		146	122	127	117	123	120	134	122	118	150
1955	122	119		156	127	133	121	126	121	140	128	123	162
1956:	124	121		166	131	138	125	129	124	145	135	129	176
August	122	118	120	167	131	137	126	128	122	146	133	125	178
September	124	121	121	168	133	142	126	130	125	147	135	129	180
October	127	124	122	170	134	143	127	132	128	149	139	133	181
November	128	126	123	169	135	144	126	134	130	148	142	136	183
December	128	125	122	170	134	142	127	133	129	148	142	136	183
1957:													
January	128	124	121	174	134	141	128	133	128	151	143	135	191
February	126	121	119	178	133	138	129	131	124	152	138	130	195
March	125	119	118	181	133	137	130	130	123	153	138	128	198
April	126	120	122	184	134	139	131	132	124	155	139	128	203
May	124	118	120	186	132	135	131	131	123	156	137	126	205
June	124	117	121	188	134	137	132	131	123	158	137	125	208
July	126	119	122	191	136	140	133	131	123	159	138	125	211
August	126	118	120	194	137	140	135	132	123	161	138	126	214

Year or month	3 Delta States 6/			Texas-Oklahoma			4 Great Plains States 7/			8 Mountain States 8/		
	Total	Demand	Time	Total	Demand	Time	Total	Demand	Time	Total	Demand	Time
1940	23	19	45	23	20	74	21	17	46	27	22	45
1945	79	81	67	81	81	78	73	73	74	84	84	83
1950	104	104	106	109	109	121	99	98	104	101	101	100
1951	110	110	108	111	110	132	101	100	106	107	108	104
1952	118	118	119	118	116	164	107	105	118	115	114	121
1953	127	126	132	118	114	201	109	105	134	119	115	137
1954	135	131	156	122	116	242	110	104	145	122	116	151
1955	144	138	176	125	118	279	110	104	152	124	117	159
1956:	155	148	193	127	118	322	108	101	156	127	117	176
August	153	144	197	124	115	327	106	99	157	124	111	184
September	154	145	198	126	116	331	108	100	157	127	115	186
October	159	151	200	129	120	335	109	102	158	129	116	187
November	164	157	202	132	123	333	111	104	159	132	120	189
December	165	158	203	131	122	334	111	104	160	131	119	188
1957:												
January	165	157	211	131	122	349	112	104	163	130	117	198
February	163	152	217	128	117	366	109	100	168	128	113	196
March	163	152	220	126	115	381	107	98	171	126	110	197
April	165	152	230	127	115	392	107	98	173	126	110	200
May	162	149	227	124	112	400	106	95	174	126	109	201
June	161	147	232	123	111	404	105	94	177	126	109	203
July	161	145	235	126	113	413	107	96	179	127	110	203
August	162	146	237	126	113	420	108	97	191	127	109	205

1/ For earlier years see Agricultural Finance Review, vol. 15, Supp. I, May 1953, pp. 14 and 50. Indexes are based on deposits of member banks of the Federal Reserve System located in places of less than 15,000 population. Annual indexes are simple averages of monthly indexes which are based on average amounts of daily deposits. In preparing indexes for groups of States, the amounts of monthly deposits for each State are weighted by the cash farm income of each State in the base period.

2/ Ark., Ill., Ind., Iowa, Kans., Ky., Mich., Minn., Mo., Nebr., N. Y., N. C., N. Dak., Ohio, Okla., Pa., S. Dak., Tex., Wash., and Wis.

3/ Mich., Wis., and Minn.

4/ Ohio, Ind., Ill., Mo., and Iowa.

5/ N. C., S. C., Ga., Ala., Miss., Ark., La., and Okla.

6/ Miss., Ark., and La.

7/ N. Dak., S. Dak., Nebr., and Kans.

8/ Mont., Idaho, Wyo., Colo., N. Mex., Ariz., Utah, and Nev.

Table 35.- Comparative rates and yields on selected bonds and money rates, selected years, 1930-57

Year or quarter	Federal land-bank bonds 1/		Federal intermediate credit bank debenture rates 1/ 4/	United States Government bond yields 5/		Municipal (high-grade) bond yields 8/	Industrial bond yields 9/	Rates on prime commercial paper (4-6 months) 5/ 10/	Federal Reserve bank discount rates, New York 5/ 11/
	Rates 2/	Yields 3/		Partially tax-exempt bonds 6/	Fully taxable bonds 15 years and over 7/				
	Percent	Percent	Percent	Percent	Percent	Percent	Percent	Percent	Percent
1930	4.53	4.58	3.39	3.29	---	4.07	5.25	3.59	2.00-4.50
1935	3.86	3.13	1.50	2.79	---	12/ 3.40	4.02	.76	1.50
1936	3.60	2.81	1.50	2.69	---	3.07	3.50	.75	1.50
1937	3.54	2.75	1.50	2.74	---	3.10	3.55	.95	1.00-1.50
1938	3.53	2.37	1.24	2.61	---	2.91	3.50	.81	1.00
1939	3.53	1.90	.88	2.41	---	2.76	3.30	.59	1.00
1940	3.53	1.70	.75	2.26	---	2.50	3.10	.56	1.00
1941	3.53	---	.70	2.05	---	2.10	2.95	.54	1.00
1942	3.48	---	.77	2.09	2.46	2.36	2.96	.66	1.00
1943	3.42	---	.81	1.98	2.47	2.06	2.85	.69	1.00
1944	3.06	---	.87	1.92	2.48	1.86	2.80	.73	1.00
1945	2.45	---	.88	1.66	2.37	1.67	2.68	.75	1.00
1946	1.55	1.36	.93	---	2.19	1.64	2.60	.81	1.00
1947	1.55	1.46	1.11	---	2.25	2.01	2.67	1.03	1.00
1948	1.55	1.87	1.55	---	2.44	2.40	2.87	1.44	1.00-1.50
1949	1.57	1.54	1.47	---	2.31	2.21	2.74	1.48	1.50
1950	1.62	1.67	1.42	---	2.32	1.98	2.67	1.45	1.50-1.75
1951	1.71	2.24	2.08	---	2.57	2.00	2.89	2.16	1.75
1952	2.07	2.38	2.16	---	2.68	2.19	3.00	2.33	1.75
1953	2.38	2.74	2.52	---	2.93	2.72	3.30	2.52	1.75-2.00
1954	2.33	1.67	1.43	---	2.53	2.37	3.09	1.58	1.50-2.00
1955	2.38	2.74	2.18	---	2.80	2.53	3.19	2.18	1.50-2.50
1956	2.75	3.32	3.36	---	3.05	2.93	3.50	3.31	2.50-3.00
Jan. - Mar.	2.44	2.95	3.01	---	2.86	2.64	3.22	3.00	2.50
Apr. - June	2.57	3.26	3.36	---	2.96	2.83	3.39	3.26	2.50-2.75
July - Sept.	2.75	3.39	3.35	---	3.10	2.93	3.55	3.35	2.75-3.00
Oct. - Dec.	2.75	3.66	3.71	---	3.30	3.32	3.84	3.63	3.00
1957	3.47	3.93	4.10	---	3.47	3.60	4.12	3.81	3.00
Jan. - Mar.	2.90	3.68	3.81	---	3.26	3.33	3.95	3.63	3.00
Apr. - June	2.99	3.84	3.87	---	3.43	3.53	4.00	3.68	3.00
July - Sept.	3.09	4.19	4.29	---	3.63	3.85	4.26	3.95	3.00-3.50
Oct. - Dec.	3.47	4.01	4.43	---	3.56	3.67	4.26	3.99	3.00-3.50

1/ Farm Credit Administration.
2/ Based on bonds outstanding at end of each year or quarter, excluding bonds owned by issuing agency.
3/ Average yields on representative outstanding issues.
4/ Based on debentures issued during each year or quarter.
5/ Board of Governors of Federal Reserve System.
6/ Average of yields on all outstanding partially tax-exempt Government bonds due or callable after 12 years, 1930 to 1934, and after 15 years, 1935 to 1945.
7/ April 1, 1952 through September 30, 1955, consists of fully taxable, marketable 2 1/2 percent bonds due or first callable after 12 years, beginning October 1, 1955, consists of those due or callable in 10-20 years. Prior to April 1, 1952, only bonds due or first callable after 15 years were included.
8/ Standard and Poor's Corporation.
9/ Moody's Investors Service.
10/ Prevailing open-market rates in New York City.
11/ Discount rate on advances secured by Government obligations and on discounts of and advances secured by eligible paper. A rate of one-half of 1 percent was effective from October 30, 1942, to April 23, 1946, on advances secured by Government obligations maturing or callable in 1 year or less.
12/ Revised.

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LIST OF AVAILABLE PUBLICATIONS AND REPORTS
RELATED TO AGRICULTURAL FINANCE

		Date issued
Agricultural Credit:		
Farm-Mortgage Lending Experience of Sixteen Life Insurance Companies, The Federal Land Banks, and The Farmers Home Administration, July through September, 1957	ARS 43-68	Dec. 1957
Financing the Production of Broilers in Lower Delaware (In cooperation with Delaware Agricultural Experiment Station)	Bul. 322	Oct. 1957
Farm-Mortgage Loans held by Life Insurance Companies	ARS 43-58	Oct. 1957
Farm-Mortgage Debt Rises in 1957	ARS 43-59	Sept. 1957
Farm Investments of Life Insurance Companies, 1956	ARS 43-37	Oct. 1956
Tenant Farmers, South Platte Valley, Colorado, How They Get Farms and Accumulate Capital	ARS 43-18	Aug. 1956
U. S. Mortgaged Farms, 1950, Estimates by Ratio of Debt to Value	ARS 43-13	Aug. 1955
Financing Broiler Production by Banks and Production Credit Associations in the South	South. Coop. Series Bul. 44	June 1955
Amortization of Loans - Its Application to Farm Problems		May 1954
Bank Financing of Dairy Farmers in Northern Vermont	U.S.D.A. Agr. Inf. Bul. 129	May 1954
Factors Affecting Farm Loan Interest Rates	U.S.D.A. Agr. Inf. Bul. 126	May 1954
Rate of Return on Mortgages Purchased at a Discount (Reprint)		July 1953
Farm-Mortgage Interest Charges and Interest Rates, 1940-48	U.S.D.A. Cir. 821	Oct. 1949
Farm-Mortgage Loans and Their Distribution by Lender Groups, 1940-48	U.S.D.A. Cir. 812	Aug. 1949
Farm-Mortgage Loans Made or Recorded by Principal Lenders, 1910-48		Apr. 1949
Farm Taxation and Local Government:		
Taxes Levied on Farm Real Estate in 1956	ARS 43-57	Aug. 1957
Highlights in State and Local Revenues - A National Summary (Address)		July 1957
A Practical Approach to Improving Farm Real Estate Assessment in South Carolina (In cooperation with South Carolina Agricultural Experiment Station)	S.C. Agr. Expt. Sta. Bul. 450	June 1957
Some Effects of Suburban Residential Development on Local Finances (Reprint)		Apr. 1957
Equalization of Property Taxes in an Urban-Rural Area (Reprint)		Feb. 1957
Taxes Levied on Farm Property in the United States and Methods of Estimating Them	ARS Stat. Bul. 189	Oct. 1956
Governmental Cost in Agriculture - The Concept and Its Measurement	ARS 43-28	May 1956
Farm Real Estate Assessment in Georgia (In cooperation with Georgia Agricultural Experiment Station).	Ga. Agr. Expt. Sta. Bul. N.S. 22	Apr. 1956
Alternative Methods of Figuring Depreciation Under the Internal Revenue Code of 1954 (Reprint)		Aug. 1955
The Impact of Federal Income Taxes on Farm People	ARS 43-11	July 1955
Property Tax Problems in the Southeast (In cooperation with South Carolina Agricultural Experiment Station)	S.C. Agr. Expt. Sta. Bul. 414	Jan. 1954
Assessment of Farm Real Estate for Tax Purposes in South Carolina (In cooperation with South Carolina Agricultural Experiment Station)	S.C. Agr. Expt. Sta. Bul. 416	Jan. 1954
Farm Insurance:		
Safety Funds and Reinsurance	ARS 43-40	Nov. 1956
Farmers' Mutual Fire and Windstorm Insurance in the U. S.	AIB 165	Oct. 1956
Safety Funds of Ohio Farm Mutuals (Address)		Feb. 1955
Legal Liability Risks and Insurance Protection for Farmers	AIB 122	Apr. 1954
Farm Mutual Reinsurance	U.S.D.A. Agr. Inf. Bul. 119	Dec. 1953
Research on Farm Mutual Insurance (Address)		Oct. 1953
Farmers' Mutual Windstorm Insurance	U.S.D.A. Agr. Inf. Bul. 70	Jan. 1952
Hail Insurance on Growing Crops	U.S.D.A. Agr. Inf. Bul. 56	June 1951
Insurance for Farmers	U.S.D.A. Farm. Bul. 2016	June 1950
Physical Risks in Farm Production	Library List 49	Aug. 1949
Crop and Livestock Insurance, 1941-1948	Library List 47	June 1949
Other:		
The Balance Sheet of Agriculture, 1945-57		1945-57
Agricultural Finance Review (Vol. 1-19)		1938-57
1958 Agricultural Finance Outlook	ARS 43-66	Nov. 1957
Planning Farm Machinery Replacements	U.S.D.A. Leaflet 427	Nov. 1957
Extreme-Value Methods Simplified (Reprint)		July 1957
Interest Rates Charged on Installment Purchases (Reprint)		Oct. 1955
Fire Departments for Rural Communities - How to Organize and Operate them	U.S.D.A. Leaflet 375	Oct. 1954
Financial Structure of Virginia Agriculture	U.S.D.A. Agr. Inf. Bul. 97	Feb. 1953
Variability of Corn Yields, by Counties, in the United States		July 1952
Some Aspects of Farm Housing and Service Buildings in Michigan	Mich. Agr. Expt. Sta. Tech. Bul. 232	June 1952
Farm Housing and Construction		Feb. 1952
Fire Safeguards for the Farm	U.S.D.A. Farm. Bul. 1643	July 1949

SIGNED ARTICLES APPEARING IN RECENT ISSUES OF THE AGRICULTURAL FINANCE REVIEW

(In addition to these articles, each issue includes reports on current developments in the field of agricultural finance, reviews of recent publications and summaries of research projects underway. A supplement is issued each year to make available at an earlier date certain data that are ordinarily presented in the annual Agricultural Finance Review.)

Vol. 15, November 1952:
- Estimated Value of Farm Real Estate 1870-1950 in 1910-14 prices.
- Trends and Characteristics of Loans of Production Credit Associations in Selected Farming Areas.
- Investment Problems of Farmers.
- Taxation of Personal Property Owned by Farmers in the United States, 1940-49.
- Increase in Farm Liability Risks and Availability of Insurance.

Vol. 16, November 1953:
- *Fitting Insurance to Farmers' Needs and Circumstances.
- Old-Age and Survivors Insurance to Farmers.
- Ratios of Assessed Value to Full Value of Farm Property.
- *Property Tax Problems in the Southeast.
- *Costs of Federal Programs to Stabilize Agricultural Prices and Incomes.

Vol. 17, November 1954:
- Social Security for Farmers.
- Emergency Credit for Farmers.
- Farmers and the 1954 Internal Revenue Code.
- *Windstorm Insurance on Bananas in Jamaica.

Vol. 18, November 1955:
- *Financial Management for Farm People.
- Soil and Water Conservation Loans of the Farmers Home Administration.
- *Canadian Prairie Farm Assistance Act.
- *A Procedure for Estimating State General Sales Taxes Paid by the Farm Population.
- Measures Used in Reducing the Effects of Drought in the Oklahoma Panhandle.
- Taxes and Benefits from Social Security for Farmers.
- Farmers' Share of the Property Tax.
- Progress in Farm Safety.
- New Forest Fire Policy.

Vol. 19, February 1957:
- Trends in Farm Mutual Insurance.
- *Extension People Look at Financial Management.
- *Financial Problems of Tenant Farmers, South Platte Valley, Colorado - A Case Study.
- Farm-Mortgage Lending by Life Insurance Companies, 1954-56 - A Report on a Quarterly Survey of Sixteen Companies.
- *Puerto Rico Coffee Insurance.
- Intermediate-Term Loans and Liquidity Requirements of Country Banks.
- *Homestead Tax Exemptions.

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* Reprints available.

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